



## 138 Talbragar Street, DUBBO, NSW 2830

### Spacious CBD Office with Excellent Exposure

Secure a ground floor position in the heart of Dubbo's CBD with this high-quality commercial tenancy offering outstanding visibility and accessibility. Positioned on a prominent corner site, the property delivers strong brand presence, client accessibility and a professional business image. The tenancy provides approximately 433m<sup>2</sup> of modern, air-conditioned accommodation, featuring contemporary amenities, a dedicated IT/server room, kitchen facilities and a flexible internal layout suited to a range of professional and commercial

uses. Public parking to the rear, excellent street exposure and CBD connectivity to create a highly accessible and visible business location, ideal for corporate offices, professional services, allied health, consulting, training or showroom-style office operations.

This is a rare opportunity to secure a large-format, ground floor tenancy in a premium CBD position, offering both operational efficiency and long-term business positioning.

Building Area: 433 m<sup>2</sup> (approx.)

Rent: \$131,500 per annum plus GST

Lease Terms: 3 to 5 years plus option periods (Incentives available)

**TYPE:** For Lease  
**INTERNET ID:** 300P192100  
**RENTAL DETAILS**  
**Rent / Lease:**  
**\$131,500 per annum plus GST**  
**CONTACT DETAILS**  
,

**Anthony Chapman**  
0408 413 273

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Outgoings: Lessee to reimburse a proportionate share of Council Rates & charges, Water, sewer & trade waste, Building insurance, Land tax, Air conditioning servicing & Management fees

Zoning: E2 Commercial Centre

- Commercial Type:
- Building Area: 433.00 square metres

