



## 2/11 Blueridge Drive, DUBBO, NSW 2830

### Blueridge Office Space

Located within the well-presented Blueridge Business Park, 2/11 Blueridge Drive offers a professional office space within a modern business complex. The premises provide a functional and comfortable working environment suited to a variety of office or administrative uses. The open plan layout includes quality floor coverings, ducted air conditioning throughout, a kitchenette and internal amenities. The premises benefit from an existing NBN connection with fibre to the premises.

Staff also have access to a rear outdoor break area, providing a convenient space to step away from the office during the day. Positioned in a convenient location, the property is close to a range of surrounding services and amenities including Bunnings, childcare centres, a brewery, caf  s, gyms and local schools. On-site car parking is available and the premises are fitted with an alarm system and external security cameras for additional security.

Building Area: 100 m2 (approx.)

Rent: \$29,500 per annum or \$567 per week plus GST

Lease Terms: 3 to 5 Years

Outgoings: Lessee to reimburse proportionate share of Council Rates, water, sewer

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.

**TYPE:** For Lease

**INTERNET ID:** 300P194692

#### RENTAL DETAILS

**Rent / Lease:**

**\$29,500 per annum or  
\$567 per week plus  
GST**

#### CONTACT DETAILS

**Joseph Walkom**  
0419 101 854

usage charges, Building Insurance and Air Conditioning servicing.

Zoning: E3 Productivity Support

- Commercial Type:
- Building Area: 100.00 square metres

