



389a The Entrance Road, Erina Heights

Extensive Outdoor Display with Elevated Office | Outstanding Exposure!

LJ Hooker Commercial Terrigal | Erina are pleased to offer 389A The Entrance Road, Erina Heights to the market For Lease.

This is an outstanding opportunity to secure one of the Central Coast's most unique commercial properties, combining quality office accommodation with expansive outdoor display and hardstand areas in a highly visible main road location.

Positioned on a main arterial road, with proximity to Central Coast Grammar School, IGA, 7-Star Luxury Cat Lodge, Central Coast Flower Market, Chemist Outlet, Pengilleys Fruit Barn, Erina Heights Cellars. The property provides exceptional exposure to passing traffic while offering a flexible layout suited to a wide variety of businesses. The elevated office enjoys excellent natural light and overlooks the site, while the extensive outdoor areas provide the ideal setting for product display, storage, customer interaction or vehicle and equipment presentation.

The attractive landscaped grounds, distinctive timber features and

FOR LEASE

\$35,000 pa net + GST

BUILDING AREA

60sqm

AGENTS

Ben Purdue

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Tom Bore

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AGENCY

Terrigal | Erina

(02) 4367 4222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

abundant onsite parking create a professional corporate presence that is difficult to replicate in today's market.

The property is ideally suited to businesses seeking a site office with outdoor display functionality, including landscaping, pool and spa suppliers, building products, outdoor furniture, trade suppliers, home improvement businesses, marine or caravan accessories, contractors, design studios and professional services requiring secure yard space.

Property Features

- Prominent main road position with exceptional exposure
- Elevated office with excellent natural light
- Extensive outdoor display area with power and water
- Ideal for outdoor showroom or display use
- Secure fenced site with attractive landscaped presentation
- Multiple yard entry points
- Kitchen and staff amenities
- Excellent signage opportunities
- Abundant onsite customer and staff parking
- Minutes to Erina Fair and the Erina commercial precinct
- Flexible premises suitable for a wide range of commercial users
- Available for immediate occupation

This is a rare opportunity to secure a highly versatile commercial property that offers significantly more than a conventional office, combining exposure, functionality and presentation in one exceptional package.

For more information or to arrange an inspection, please contact the exclusive marketing agents:

Ben Purdue
0450 719 600

Tom Bore
0402 938 144

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MORE DETAILS

Property ID	3F8HXT
Property Type	Retail
	Land/Development
Building Area	60 m2
Land Area	500 m2
Outgoings	\$3,208.00

Ben Purdue 0450 719 600

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