



## Erina, 155 The Entrance Road

### Prime Commercial Building with multiple tenants!

This is it! A spectacular opportunity to purchase this entire commercial building enjoying 850m<sup>2</sup>\* of NLA with multiple tenants, or to lease ground level unit 2 (325m<sup>2</sup>\* currently for lease) previously occupied by a medical practice, on the highway at Erina, Central Coast NSW.

Featuring multiple tenancy areas over two levels including office & medical fit outs, each floor plate enjoys 425m<sup>2</sup>\* of modern office &/or medical space for a combined 850m<sup>2</sup>\* total area.

All tenancies feature modern fit outs, well-lit spaces with plenty of natural light, perfect for your business or tenants alike. With neutral tone painted walls & tasteful flooring, the premises are both clean & functional for many office or medical users. In addition, all premises enjoy exclusive amenities with parking at the door.

**For Sale/Lease**  
Contact agent

**Building Area**  
850sqm

**Contact**  
**Ben Purdue**  
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**Tom Bore**  
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 **LJ Hooker Commercial**

**Terrigal**  
**(02) 4385 8444**

**Disclaimer:** 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.

Surrounded by a mixture of commercial, retail & industrial property, quality neighbours include Ampol, Bunnings Warehouse, Red Rooster, Breast Screen NSW, Fortunity, Kennards Self-Storage, Singo's Quality Meats & Bob Jane T-Marts.

A short 10-15min drive to the M1 Motorway, Gosford City and Terrigal's iconic sandy beaches, the property enjoys a convenient location benefiting from surrounding residential catchments providing high demand for local businesses in Erina.

Features include:

- \* Fantastic street frontage
- \* Multiple tenancy areas
- \* Modern facade with parking at the door
- \* Huge signage exposure
- \* Unit 2 for lease features medical fit out, glass facade with loading dock

Summary of areas:

Ground level

Unit 1 - 100m<sup>2</sup>\* lease to Pearl Home Care

Unit 2 - 325m<sup>2</sup>\* FOR LEASE - fitted for medical use

Level one

Whole floor - 425m<sup>2</sup>\* lease to Fusion Partners

\*Approximate

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

## More About this Property

Property ID	318HXT
Property Type	Offices
Building Area	850 m <sup>2</sup>
Land Area	1072 m <sup>2</sup>

### Ben Purdue 0450 719 600

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