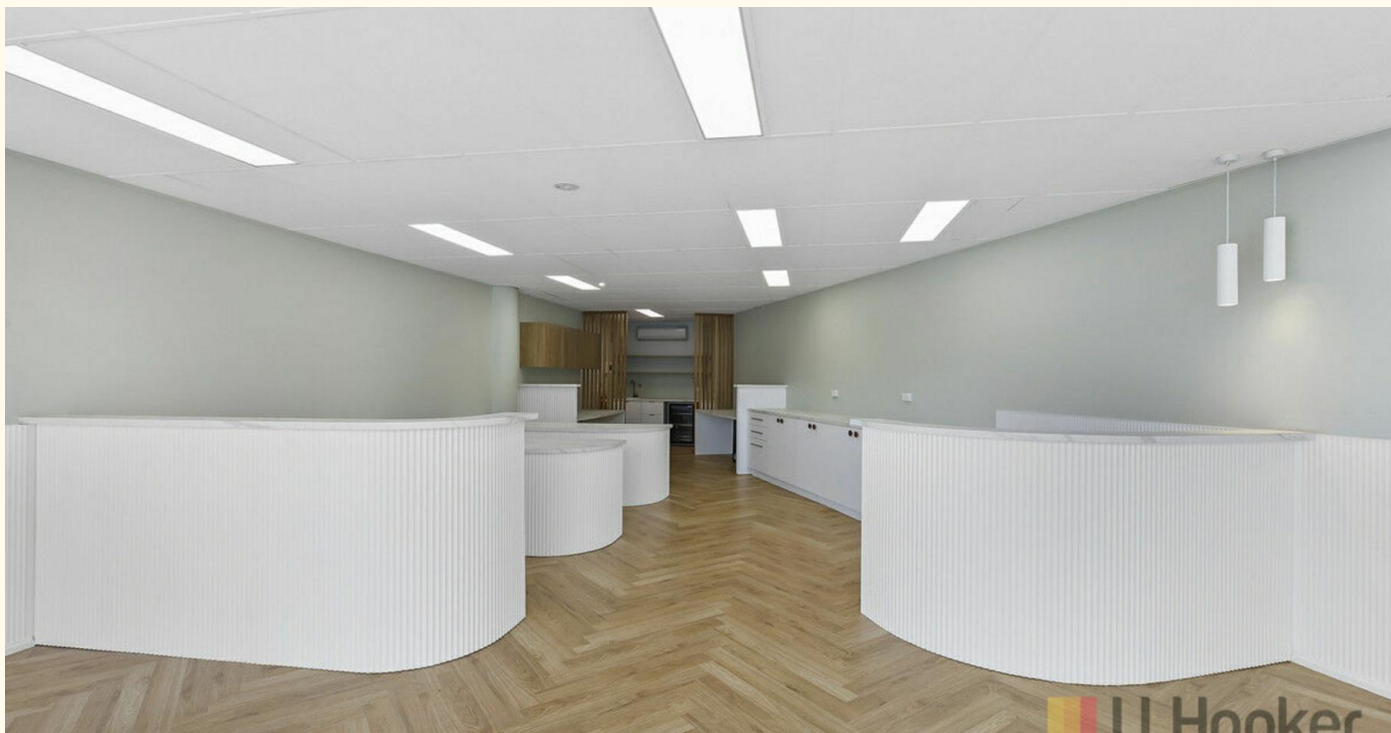




17/172-176 The Entrance Road, Erina

Turnkey Erina Office with High-Quality Fit-Out

Are you searching for a stylish, ground level office or consulting space with a premium fit-out already in place? This beautifully presented premises in the heart of Erina is ready to occupy and will save you a substantial fit-out cost from day one.

If you're looking for an affordable yet high-quality ground floor office, this property deserves your attention. Positioned within a well-established commercial precinct, the space offers excellent street presence, strong natural light, and direct access from the car park - ideal for client-focused businesses.

The premises features a modern, near-new fit-out including multiple workstations/consult areas, bespoke cabinetry, kitchenette, and polished finishes throughout. With a full glass shopfront, high visibility to passing traffic, and ample on-site parking, this is a turnkey solution suitable for medical, allied health, professional services, consulting, or boutique office users.

Key Features:

- Approx. 58m2 ground floor office
- High-quality, near-new internal fit-out

FOR LEASE

\$27,295.00 pa net + GST

BUILDING AREA

58sqm

AGENTS

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

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**

- Multiple workstations / consult areas in place
- Excellent exposure with full glass shopfront
- Direct ground level access
- Air conditioned and well-lit throughout
- Modern kitchenette and amenities
- Ample on-site parking for staff and clients
- Ideal for medical, allied health or professional use

Located moments from Erina Fair Shopping Centre and surrounded by established businesses and major retailers, this is a proven commercial location with strong daily traffic and convenience for both staff and clients.

Please note: Property is offered as lease assignment or a new lease can negotiated subject to lessor approval.

For further information or to arrange an inspection, please contact Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today.

MORE DETAILS

Property ID	3BAHXT
Property Type	Offices
	Retail
Building Area	58 m2
Land Area	58 m2
Outgoings	\$5,064.00

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

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