



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. 58m<sup>2</sup> 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

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Tom Bore

0402 938 144

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### AGENCY

Terrigal | Erina

(02) 4367 4222

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 **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

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### Tom Bore 0402 938 144

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

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