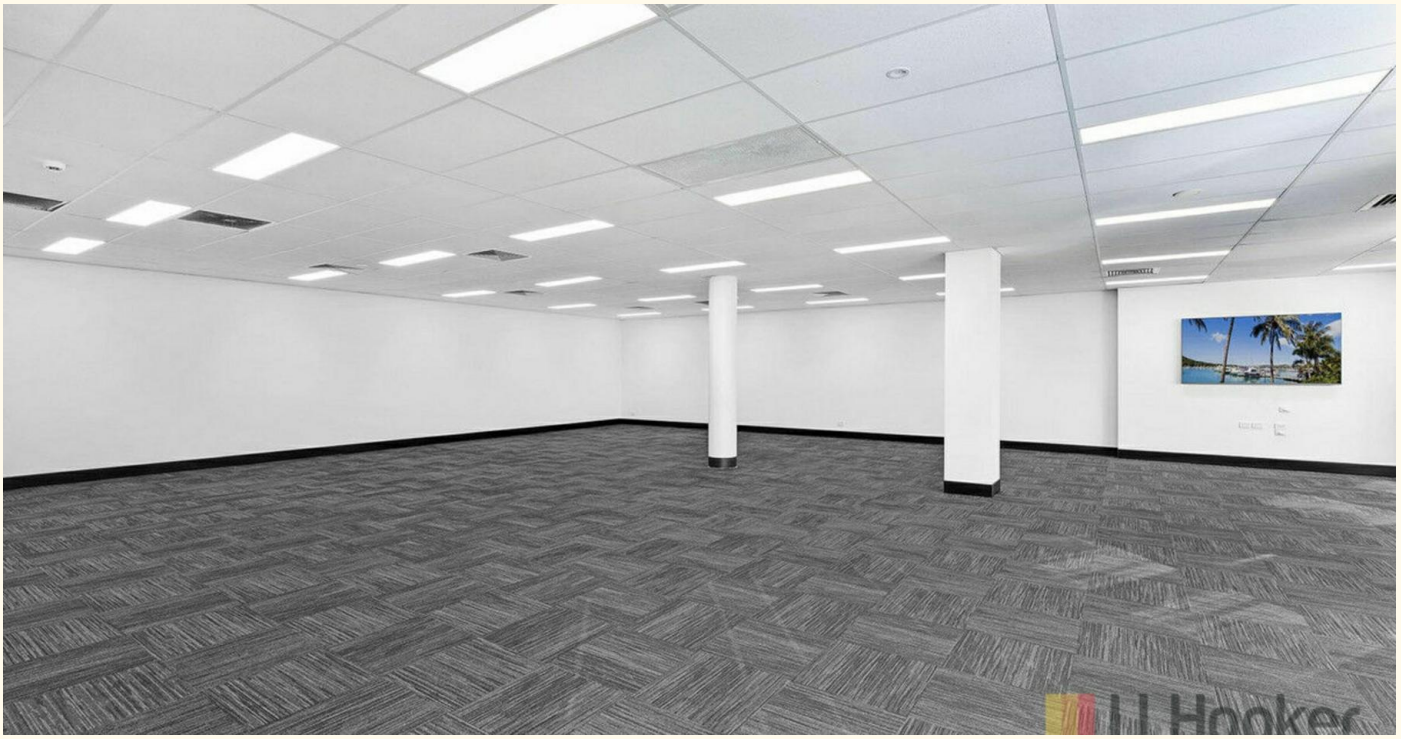








4/257-259 The Entrance Road, Erina

Give Your Team a Better Place to Work! - Premium Erina Office

Position your business in the heart of Erina with a modern, professional office that's ready for your team to move in and make their own.

Suite 4, 257—259 The Entrance Road offers approximately 189m2* of well-presented office accommodation, combining an existing professional fit-out with four dedicated car spaces and a highly convenient Erina location.

For businesses looking to relocate, expand or bring their team together, much of the hard work has already been done. Rather than starting with an empty shell and undertaking an expensive fit-out, the existing layout provides an excellent foundation to adapt the space around the way your business operates.

Plan your ideal office configuration, create dedicated meeting and collaboration areas and give your team a professional workplace that's conveniently located for both staff and clients.

The Erina location also places your business amongst an established mix of professional, financial and medical operators, creating an

FOR LEASE
$60,500 pa net + GST

BUILDING AREA
189sqm

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.

address that clients will immediately recognise and find easy to access.

WHY YOUR BUSINESS WILL LOVE IT
- Approx. 189m2* modern professional office
" Four dedicated car spaces
" Quality existing fit-out —reduce your upfront relocation costs
- Flexible layout to accommodate your team
- Professional environment for meeting clients
- Convenient central Erina location
- Easy access from across the Central Coast
- Surrounded by established professional and medical businesses
- Suitable for office, consulting, medical or allied health users (STCA)
- Available for occupation now

Bring the team together, minimise the disruption of relocating and create a workplace your staff and clients will enjoy coming to.

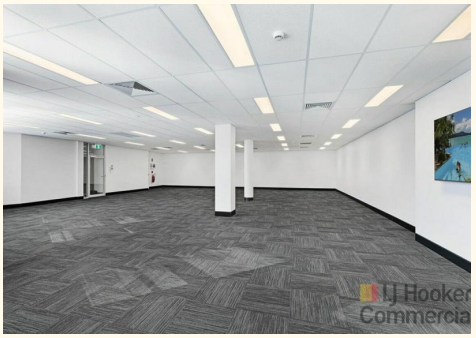
For further information or to arrange an inspection, contact:

- Approximate

Ben Purdue —0450 719 600
Tom Bore —0402 938 144
LJ Hooker Commercial Terrigal | Erina

MORE DETAILS

Property ID	3FZHXT
Property Type	Offices Medical/Consulting
Building Area	189 m2
Land Area	250 m2
Outgoings	$30,734.00
Parking	4











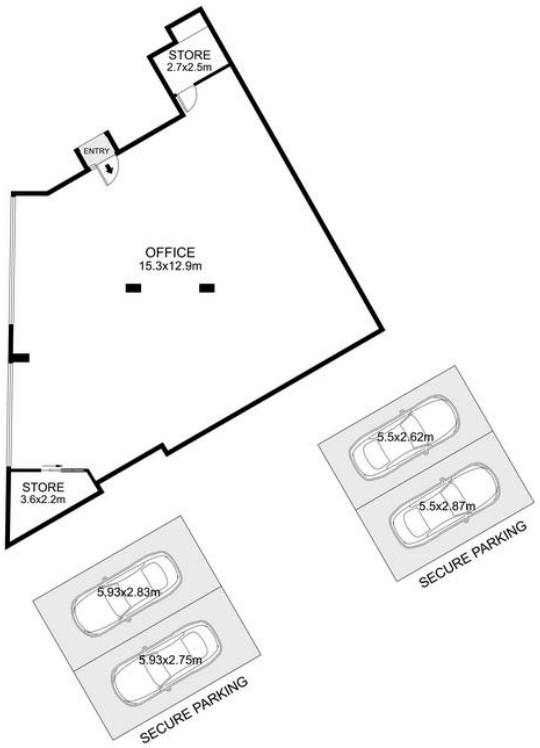
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LJ Hooker Commercial

LJ Hooker Commercial



4/257-259 The Entrance Road, Erina

Scale in metres. Indicative only. Measurements and dimensions are approximate.
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INT: 189m2

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