

Erina, Suite 9/40 Karalta Road

Modern, Light-Filled Office in the Heart of Erina!

Take advantage of this rare opportunity to secure a quality space in one of Erina's well-known commercial buildings, ideally located within the bustling business district. Offering 139m²* of functional and flexible space, this office is perfect for businesses looking to elevate their presence on the Central Coast.

This modern first-floor suite has been thoughtfully designed to maximise light, comfort, and productivity. It features an open-plan work area, three private offices or meeting rooms, and a convenient kitchenette. The modern fit-out, paired with large windows and an abundance of natural light, creates an inviting and professional environment for staff and clients alike.

Positioned just off a busy main road, the property offers excellent signage opportunities, ensuring strong visibility to passing traffic. You'll also benefit from ample street parking, making access easy for clients, visitors, and staff.



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.

For Lease

\$44,000 pa net + GST

Building Area

139sqm

Contact

Ben Purdue

0450 719 600

ben.purdue@ljhooker.com.au

Tom Bore

0402 938 144

tom.bore@ljhooker.com.au

Terrigal | Erina
(02) 4385 8444

Key Features:

- * 139m2* first-floor office space
- * Spacious open-plan layout + 3 private offices
- * Appealing modern fit-out with quality finishes
- * Air-conditioning and internal kitchenette
- * Flooded with natural light through large windows
- * Prominent signage opportunities
- * Positioned off a busy main road for high exposure
- * Surrounded by national brands and thriving businesses
- * Ample on-street parking for staff and clients

Surrounded by an established mix of local and national retailers, professional services, and hospitality venues, this office enjoys one of the most desirable commercial addresses in Erina. Whether you're expanding, relocating, or launching a new venture, this space offers everything you need to make a lasting impression.

*Approximate

For more information, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

More About this Property

| | |
|---------------|---------|
| Property ID | 35ZHXT |
| Property Type | Offices |
| Building Area | 139 m2 |
| Land Area | 139 m2 |

Ben Purdue 0450 719 600

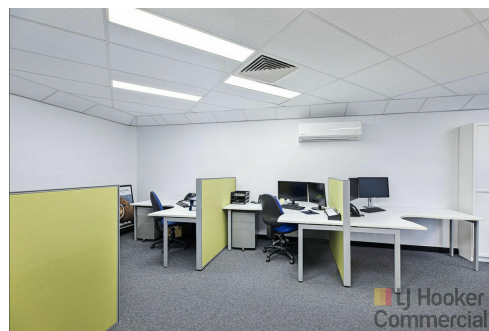
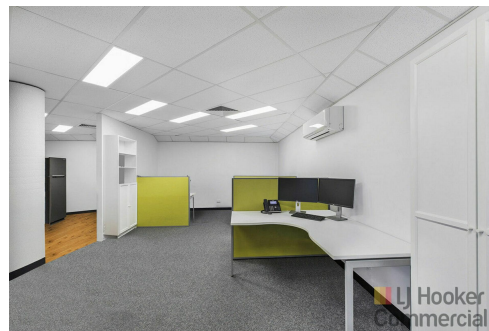
Principal Licensee | ben.purdue@ljhooker.com.au

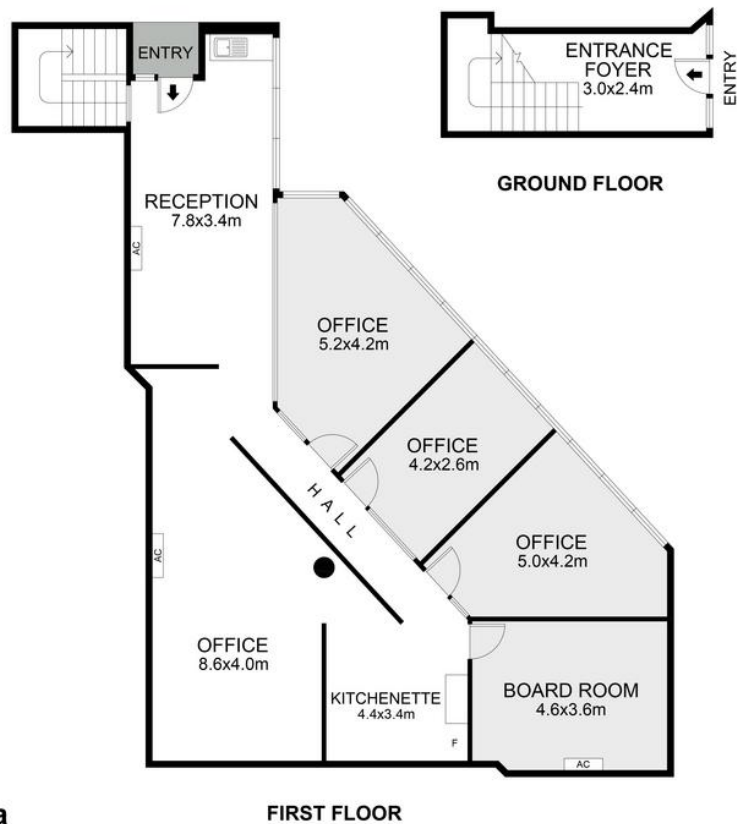
Tom Bore 0402 938 144

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9/40 Karalta Road, Erina

FIRST FLOOR

Scale in metres. Indicative only. Measurements and dimensions are approximate.
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INT : 139 m²
EXT : 2 m²



LJ Hooker Commercial

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