



2/348 The Entrance Road, Long Jetty

## Office, showroom and warehouse/storage - Lease Now!

Step into a bright, modern, and freshly renovated office and warehouse space that's designed for both productivity and style. Located in the heart of the bustling Long Jetty, this space offers the perfect blend of professional ambiance and coastal charm, with proximity to local shops, Shopping Centres & transport services. Surrounded by a mixture of commercial, retail and residential property, bookmarked by Tuggerah Lakes and iconic sandy beaches.

Located on a busy main road with high foot traffic, this modern office space offers the perfect mix of functionality and style. Whether you're an established business or a growing start-up, this 165m<sup>2</sup>\* space is ideal for your next move.

### Key Features:

- Spacious 165m<sup>2</sup>\* open-plan layout with multiple offices
- Renovated with modern lighting and interior paint for a bright, inviting ambience
- Abundant natural light thanks to large windows and two electric skylights
- High foot traffic location surrounded by complementary businesses
- Exclusive use of kitchen and bathroom facilities

### FOR LEASE

\$29,500 pa net + GST

### BUILDING AREA

165sqm

### AGENTS

Ben Purdue

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Tom Bore

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### AGENCY

Terrigal | Erina

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- Secure storage and garage area perfect for inventory or equipment
- Air-conditioned for year-round comfort
- Great visibility and easy access from a busy main road
- Ample parking nearby for staff and clients

Zoned E3 - Productivity Support

This office space is ready for immediate occupancy, offering flexibility and convenience for your growing business needs. Long Jetty offers everything you need for success-whether you're a growing business or an established brand looking to expand. Secure your spot in this prime location today and take your business to the next level!

- Approximate

## MORE DETAILS

|               |            |
|---------------|------------|
| Property ID   | 37MHXT     |
| Property Type | Offices    |
| Building Area | 165 m2     |
| Land Area     | 165 m2     |
| Outgoings     | \$6,000.00 |

### Ben Purdue 0450 719 600

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