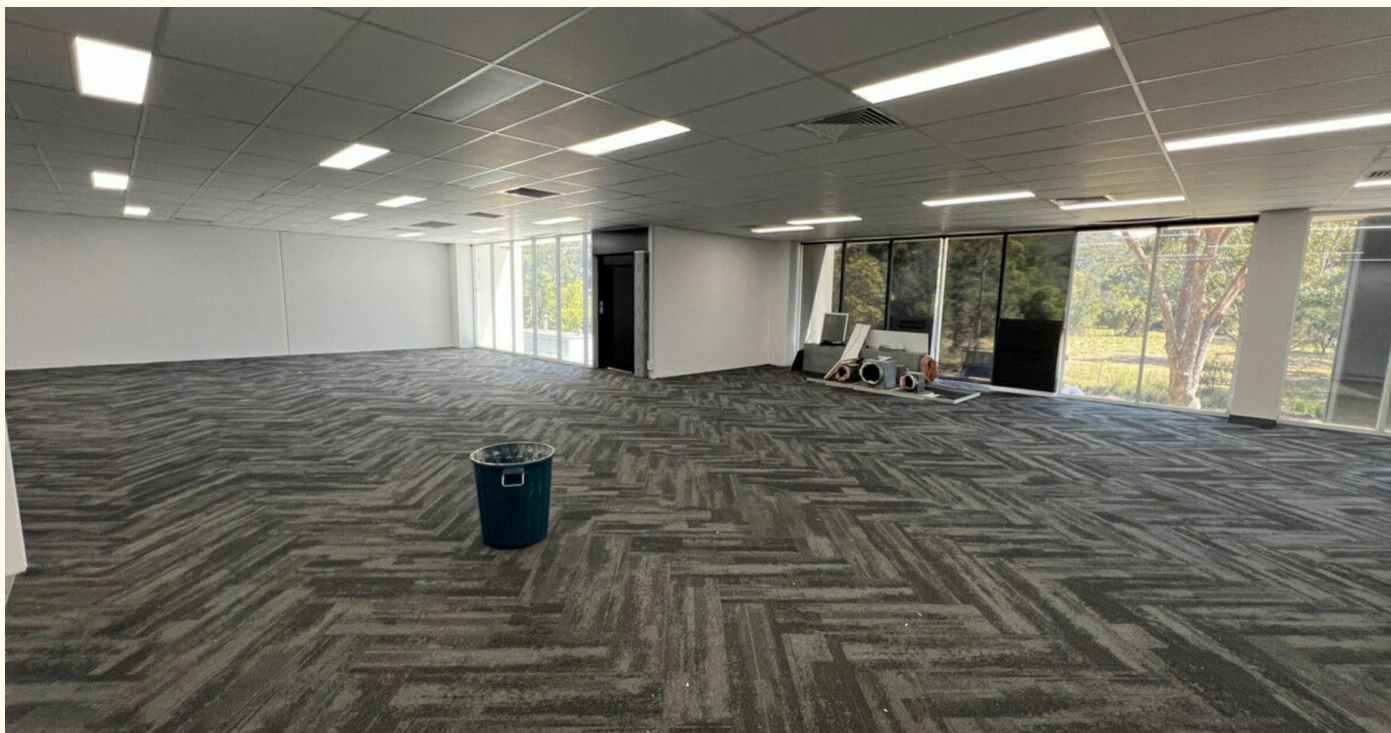




E, U2 & S1/2 Reliance Drive, Tuggerah

## LOOK..is this your Business' new headquarters?

If you're looking for a Professional headquarters for your business including allocated parking for your staff, proximity to Public Transport, then this premises is definitely worth a closer look!

Located in the Omega Centre at the Western entry to the Tuggerah Business Park is this well appointed Office premises is now available for lease.

With the current fit out included featuring multiple Office suites, large boardroom, balconies, staff room & amenities. There is also multiple large open plan area's which can be fitted out or setup your open plan desk arrangements. Quality floor coverings all IT cabling in place, it's all ready for you to move in!

The lessor is also installing a lift to the premises ensuring all wheelchair compliant features are achieved.

Convenient proximity to Tuggerah Westfield, Tuggerah Super Centre, Bunnings, Service NSW, many specialty shops, Tuggerah Train Station & local Bus stops.

**FOR LEASE**  
\$236,160 pa net + GST

**BUILDING AREA**  
738sqm

**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**

Features include:

- New lift at entry
- New kitchen
- New carpet tiles throughout
- New floor tiling to foyer
- New tiled 40m2 external courtyard
- LED lighting
- Boardroom & NBN Active
- 34 allocated car spaces

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 today!

## MORE DETAILS

|               |                               |
|---------------|-------------------------------|
| Property ID   | APHXT                         |
| Property Type | Medical/Consulting<br>Offices |
| Building Area | 738 m2                        |
| Land Area     | 738 m2                        |
| Outgoings     | \$29,335.00                   |
| Parking       | 34                            |

### 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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