



2/5 Bonnal Road, Erina

High Exposure Industrial Unit | Functional Warehouse + Office in Erina

Position your business within one of the Central Coast's most tightly held industrial precincts with this versatile and well-presented factory unit now available for lease in the heart of Erina.

Offering a practical and efficient layout, the premises features a high-clearance warehouse, modern office and kitchenette area, multiple amenities including shower facilities, and excellent natural functionality for a wide range of industrial, trade, storage or service-based businesses.

With strong exposure, prominent signage opportunities and convenient access for staff and customers alike, this is an outstanding opportunity for businesses seeking an affordable and ready-to-occupy industrial premises in a premium location.

Features include:

- Prominent position with excellent signage exposure
- Functional high-clearance warehouse
- Modern office and kitchenette area

FOR LEASE

Available NOW! Lessor wants it leased!

BUILDING AREA

313sqm

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**

- Multiple amenities including shower
- Painted warehouse flooring and walls
- LED lighting throughout
- 3 phase power connected
- Ample on-site parking
- Suitable for a range of industrial and commercial users

Surrounded by established commercial, retail and industrial operators, the property benefits from Erina's strong surrounding residential catchment and convenient access to Terrigal, Gosford and major arterial roads.

Industrial opportunities in Erina remain limited, particularly properties offering this level of presentation, functionality and exposure.

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

MORE DETAILS

Property ID	2U9HXT
Property Type	Industrial/Warehouse
Building Area	313 m2
Land Area	313 m2

Ben Purdue 0450 719 600

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

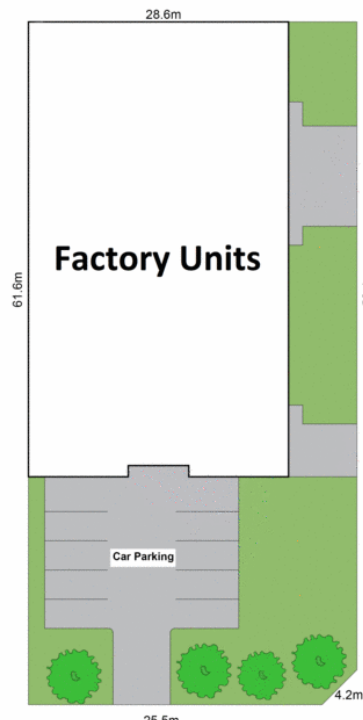
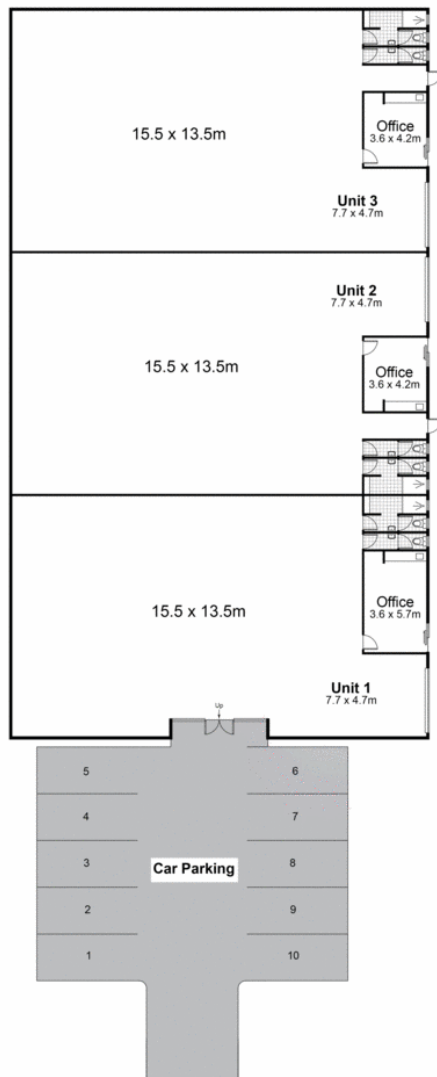
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Site Plan

0 1 2 3 4 5

SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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