



4/8 Bonnal Road, Erina

## Secure Warehouse with Gym Approval

Discover an exceptional opportunity with this industrial warehouse located at Unit 4, Bonnal Road, Erina. Spanning 187 m<sup>2</sup>, this well-presented space offers outstanding versatility for a range of commercial uses. Previously approved for use as a gym, it features a fully approved mezzanine with dedicated office and storage areas, making it an ideal option for businesses seeking functionality and flexibility.

Positioned in the thriving commercial hub of Erina, this property benefits from excellent connectivity to major roads and nearby services. The complex provides a secure and professional environment, well-suited for growing operations that value accessibility and ease of logistics.

Features include:

- Part of a secure complex in a prime location
- Air-conditioned office area on ground floor with separate access
- Fully approved mezzanine with additional storage
- phase power
- Amenities
- Previously approved for gym use

### FOR LEASE

\$38,000 pa net + GST

### BUILDING AREA

187sqm

### AGENTS

Ben Purdue  
0450 719 600  
ben.purdue@ljhooker.com.au

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0450 719 600  
ben.purdue@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**

- Approximate

Don't miss this chance to secure a high-quality industrial warehouse in one of Erina's most sought-after precincts. Contact Tom Bore — 0402 938 144 or Ben Purdue — 0450 719 600 to arrange your inspection today and discover the potential that Unit 4 can offer your business.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 3CDHXT               |
| Property Type | Industrial/Warehouse |
| Building Area | 187 m2               |
| Land Area     | 115 m2               |
| Outgoings     | \$6,300.00           |
| Parking       | 1                    |

### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

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