



## Erina, 45/94 The Entrance Road

Wanting to be in Sawmill Erina? Check this out!

LJ Hooker Commercial are pleased to present this well located, highly sought after factory unit in the Sawmill complex Erina for lease!

Currently Council approved for Gymnasium / Personal training facility, the premises has a large open plan area on the ground level with a mezzanine office level featuring a flexible work area, kitchenette, amenities with shower.

Boasting a symmetrical, functional layout & modern facade, huge amounts of natural light, this premises is the opportunity you have been waiting for in this tightly held industrial market.

Features include:

- \* Fantastic, exposed location in the complex
- \* Recently completed in 2022

**For Lease**  
Contact agent

**Building Area**  
121sqm

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

**Tom Bore**  
0402 938 144  
tom.bore@ljhooker.com.au



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**Terrigal**  
(02) 4385 8444

- \* NBN active with LED lighting
- \* 3.28m\* ground level clearance under mezzanine
- \* Modern kitchenette & amenities with shower
- \* Plenty of parking

Surrounded by a mixture of commercial businesses & enjoying proximity to the BP Service Station at the entry to the complex.

\*Approximate

**\*\*Please note this property currently tenanted & is offered as either assignment of the current lease or a new lease depending on the preference of the incoming lessee & subject to lessor approval.**

For more information or to arrange an inspection, please contact Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

## More About this Property

Property ID	2ZPHXT
Property Type	Industrial/Warehouse
Building Area	121 m²
Land Area	63 m²

**Ben Purdue 0450 719 600**  
 Licensee | ben.purdue@ljhooker.com.au  
**Tom Bore 0402 938 144**  
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