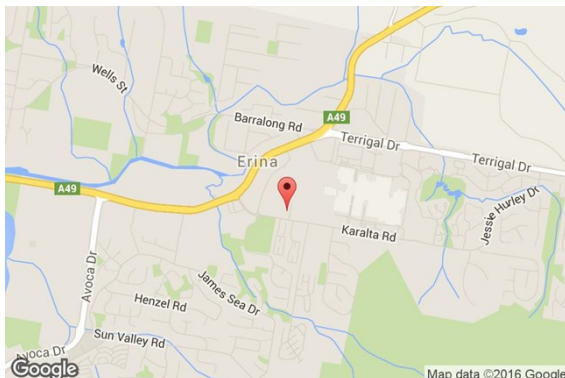
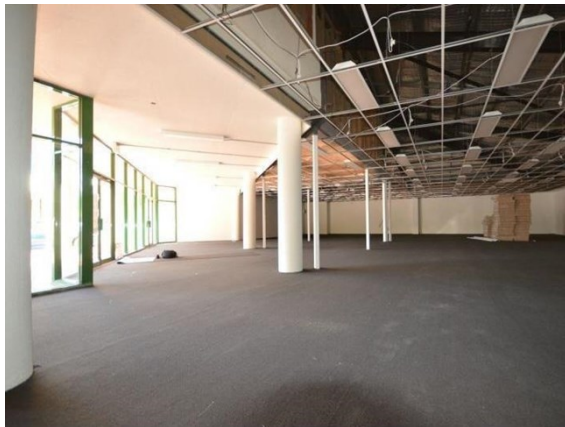


For Lease/Sale

commercialhq

40 Karalta Road Suite 8 / 40 Karalta Road ERINA



THE BEST VALUE FOR MONEY SUITES IN TOWN - 536m²



Parking



Disabled Access



Air Conditioning



Natural Light



Views



24 Hour Access



Bus

The Tenancy

Currently set up as a Dance Studio - see plans provided - the space consists of:

- * WC's within the space and also provide in the common area
- * carpet, ceiling grids and lighting
- * ducted A/C
- * easy access with 2 sets of double entry doors + separate upstairs entry

Can be easily converted into offices, retail or showroom

8 dedicated parking spaces are provided along with all day parking on Miranda Ave - a rare abundance of parking in the Erina area.

Ground Floor: 396m² (117m² + 180m² + 99m²)
First Floor: 140m²

Building Description

A busy 2 storey commercial and retail centre featuring Medical Centre with Pathology / Accountants / Financial planners / Tax Agent / Physiotherapist / Occupational Therapist.

The centre hosts an abundance of parking including on street, all day parking, along Miranda Ave and well as common facilities for all to use.

Well situated along Karalta Rd half way between Erina Fair and Fountain Plaza, a great CBD location without the CBD price tag.

Fit Out: Yes

Comments: Negotiable Lease Terms

Zoning: B5 Business Development

Car Parking: 8 allotted staff or customer spaces

Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=105885&viewType=V>

Lease and Sale Details

Suite No.	SQM	For Lease p.a.	For Sale	Outgoings p.a.
8A,B,C&D	536	\$134,000.00	\$1,487,000.00	\$29,000.00

All rents, outgoings and sales pricing are exclusive of GST

Contact:

Nicole Gunasinghe

0417792740

nicole@commercialhq.com.au

T 02 4365 4566

F 02 4365 4599

A Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250

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