

# For Lease 98m<sup>2</sup>

commercialhq

## element Building 200 Central Coast Highway ERINA



### The last of the larger suites: CORPORATE OFFICE SPACE - 98SQM



Parking



Cafe



Carpets



Natural  
Light



Air  
Conditioning



Lift



24 Hour  
Access



Showers



Bus



Disabled  
Access

### Location

Situated in the heart of Erina along the Central Coast Highway with access also via Karalta Lane. The only 4 storey building in town.

### Building Description

Set over 4 levels element is a boutique 4 level retail and commercial development in the heart of Erina's core CBD precinct - the most prestigious address on the Central Coast.

With the ground floor Cafe now open, element is also home to professional business including:

- medical / dental / physio / neurosciences / cardio / education group / accountants / solicitors / psychiatrists and many more.

### Listing Comment

Square in shape and easy to fit out. Loads of natural light and access to a shared balcony with the neighbouring Suite 3.01.

Floor to ceiling glass double entry doors, the suite also contains:

- commercial grade carpet
- acoustic ceiling tiles / trough lighting / ducted A/C
- waste points for future plumbing works

**Premises:** Suite 3.02

**Area m<sup>2</sup>:** 98

**Rent PA:** \$39,200.00

**Net/Gross:** Net

**Outgoings:** \$7,900 p.a.

**Parking:** 2 allotted + plenty of customer spaces

**Website** <https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=115919&viewType=V>

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