

Platinum Building 4 Ilya Ave ERINA



GROUND FLOOR RETAIL / MEDICAL / OFFICE - 110SQM



Frontage



Reception



Parking



Air Conditioning



Natural Light



Showers



Cafe

The Tenancy

Extremely well presented, ground floor, retail suite, with floor to ceiling glass frontage.

Quality fittings and features within, the current fit out consists of:

- Reception and waiting area
- Retail display shelving
- 4 consult / treatment rooms
- Shower / WC / Kitchenette

One of the first retail spaces visible to all who enter the precinct and is very well positioned to capture walk past foot traffic as well as the added bonus of customer parking at the front door.

Retail spaces very rarely present themselves to the market in the Platinum Building.

Building Description

A 3 storey retail and executive office block set over 2 wings - East Wing and West Wing / Platinum's 3 levels provides a great mix of both retail space and corporate office suites.

Sitting alongside is Fountain Plaza and Fountain Corporate - the precinct is home to over 150 businesses and national tenants. You'll be in fine company at the most prestigious commercial / retail address on the coast.

Everything is at your finger tips; all the major banks, post office, news agency along with a choice of cafes and restaurants. Excellent customer and staff parking on site.

Fit Out: Yes

Comments: Negotiable Terms

Zoning: B5 Business Development

Car Parking: Allotted and Customer

Website: <https://www.commercialhq.com.au/Listing?SurgaWebListingId=119097>

Lease and Sale Details

| Suite No. | SQM | For Lease p.a. | For Sale | Outgoings p.a. |
|--------------------|-----|----------------|--------------|----------------|
| Ground Suite 1.04a | 110 | \$60,500.00 | \$770,000.00 | \$11,000.00 |

All rents, outgoings and sales pricing are exclusive of GST

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