

# For Lease 180m<sup>2</sup>

commercialhq

## McGrath / Subway Building 485 The Entrance Road LONG JETTY



### QUIRKY OFFICE SPACE - 180sqm - Main Road Exposure



Office



Anchor Tenants



Parking



Traffic



Natural Light



Air Conditioning



Carpets

### The Tenancy:

A really quirky office space on Level 1 with good natural light spilling through.

Formally a Hi Fi sales office with good sound dampening and plenty of power outlets.

Ceilings are partly exposed and partly sealed adding to the unique look of the office space.

Rectangular in shape there are 3 large open areas along with a decent sized office + a store room or 2nd office area.

AC provided, this space is now ready for your unique spin.

### Building Description:

The first building in your line of site driving through Long Jetty is the prestigious McGrath building. Sitting right next door is Subway and within a fabulous Pizzeria Restaurant. Just 4 tenancies occupy the building

Plenty of on site parking and side street parking along Minto Ave.

**Fit Out:** No  
**Lease Term:** Negotiable  
**Zoning:** B6 Enterprise Corridor  
**Car Parking:** On Site and on street  
**Website:** <https://www.commercialhq.com.au/Listing?SurgaWebListingId=120823>

### Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Level 1	180	\$31,200.00	Payable by Lessee	Now

\*All rents, outgoing and or sales prices are exclusive of GST.

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