

## Platinum Building 4 Ilya Ave ERINA



### OPEN PLAN STYLISH OFFICE - 55sqm



Parking



Meeting Rooms



Lift



Kitchen



Air Conditioning



Carpets



Cafe

### The Tenancy

A beautiful office with floor to ceiling glass facade in the Central Coast's premier commercial building.

With over 150 businesses around, a perfect networking opportunity awaits.

Open plan with commercial grade carpet, neutral colour paint, acoustic ceiling grid tiles and trough lighting - the office is ready to go.

Common waiting area and kitchenette at the door as well as use of 2 common meeting rooms on the floor.

### 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:** No  
**Comments:** Negotiable  
**Zoning:** B5 Business Development  
**Car Parking:** 1 space allocated + customer parking  
**Website:** <https://www.commercialhq.com.au/Listing?SurgaWebListingId=123122>

### Lease and Sale Details

| Suite No.          | SQM | For Lease p.a. | For Sale     | Outgoings p.a. |
|--------------------|-----|----------------|--------------|----------------|
| Level 2 Suite 2.32 | 55  | \$24,000.00    | \$330,000.00 | \$6,500.00     |

All rents, outgoing and sales pricing are exclusive of GST

### Contact:

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