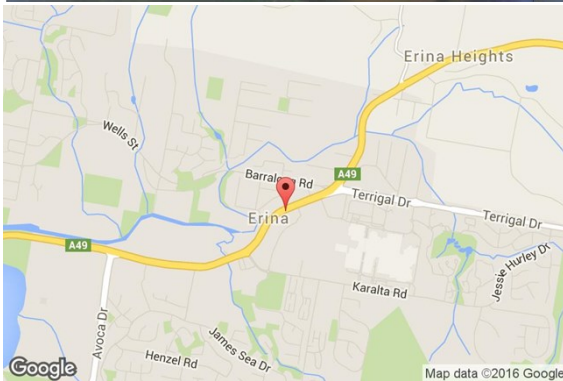


For Lease 92m²

commercialhq

element Building 200 Central Coast Highway ERINA



CORPORATE OFFICE OR RETAIL SPACE // EXCELLENT EXPOSURE - 92SQM



Frontage



Cafe



Food Approved



Exhaust System



Grease Trap



Cold Store



3 Phase Power

The Tenancy:

- Ground floor sunny corner site with floor to ceiling height glass around 2 sides.
- Excellent exposure to the Central Coast HWY passing traffic.
- AC / Exposed Ceiling / Industrial Lighting / floating floor.
- Open plan at present (currently fitted as a cafe).
- 2 entry points / glass entry doors

Building Description:

- Ground floor suite with exceptional exposure to the Central Coast Highway.
- the development is set over 4 levels offering:
 - four ground floor retail / commercial tenancy's
 - two floors of medium to large commercial suites
 - a state of the art business centre located on level 4, which consist of 40 small suites, breakout areas and shared meeting rooms.

Fit Out: Yes
Lease Term: Negotiable
Zoning: B5 Business Development
Car Parking: 1 staff bay + plenty for customers
Website: <https://www.commercialhq.com.au/Listing?SurgaWebListingId=124412>

Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Shop 1.01	92	\$51,000.00	\$12,100.00	Now

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

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