

# For Lease 480m<sup>2</sup>

commercialhq

## Kariong Parklands 52 The Ave KARIONG



### COTTAGE STYLE OFFICE - 480SMQ approx.



Parking



Disabled Access



Kitchen



Air Conditioning



Workstations



Boardroom



Reception

### The Tenancy:

- extensive reception and waiting area with wrap around balcony
- reception with storage
- boardroom or meeting rooms
- 3 exec offices / private offices
- larger private office for several staff
- open plan work station for around 10 staff
- staff kitchen
- WC's including disabled + shower
- Garage style store room (not suitable for an actual car)

### Building Description:

Formally the Central Coast Tourism Gateway Centre this is a cottage style, free standing, building, with an abundance of parking.

Flat parcel of land with trees to the south and east giving a nice, quiet, country aspect.

Perfect for: Child Care / Businesses / Education / Function and Restaurants / Retail / Landscape and Garden Supplies / Community Facilities / Bulky Goods.

**Fit Out:** Yes

**Lease Term:** Negotiable

**Zoning:** SP1 Special Activities

**Car Parking:** An abundance

**Website:**

<https://www.commercialhq.com.au/search/?listType=L&suburbs=KARIONG%2C+&propertyType=&leasePriceFrom=-1&leasePriceTo=999999999&salePriceFrom=-1&salePriceTo=999999999&areaFrom=-1&areaTo=999999999>

### Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
	480	\$120,000.00	Payable by Lessee	Now

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

### Contact:

**Nicole Gunasinghe**

0417792740

nicole@commercialhq.com.au



T 02 4365 4566

F 02 4365 4599

A Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250

Disclaimer: This email is confidential. If you are not the nominated recipient, please immediately delete this email, destroy all copies and inform the sender. Commercial HQ BN 98223923 prohibits the unauthorized copying or distribution of this email. This email does not necessarily express the views of Commercial HQ. Internet emails are not necessarily secure Commercial HQ does not warrant nor guarantee that this email communication is free from errors, virus, interception or interference or necessarily express the views of Commercial HQ.

# For Lease 480m<sup>2</sup>

commercialhq

**T** 02 4365 4566    **F** 02 4365 4599    **A** Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250

Disclaimer: This email is confidential. If you are not the nominated recipient, please immediately delete this email, destroy all copies and inform the sender. Commercial HQ BN 98223923 prohibits the unauthorized copying or distribution of this email. This email does not necessarily express the views of Commercial HQ. Internet emails are not necessarily secure Commercial HQ does not warrant nor guarantee that this email communication is free from errors, virus, interception or interference or necessarily express the views of Commercial HQ.