

# For Lease 62m<sup>2</sup>

commercialhq

## Platinum Building 4 Ilya Ave ERINA



### **PROPOSED HAIR SALON / RETAIL SHOP OR CORPORATE OFFICE - 62sqm**



Parking



Disabled Access



Natural Light



24 Hour Access



Air Conditioning



Anchor Tenants



Carpets

#### **The Tenancy:**

Perfect for a Hair and Beauty Salon, a retail shop or an office if excellent exposure is what you crave.

A unique ground floor retail shop front - rarely available to lease.

Formally the dining area of Quattro Cafe, take advantage of the beautiful stone wall treatment and pendant lighting if to your liking. Floorboard border with carpet insert, architectural ceiling and lighting.

Irregular and quirky in shape, floor to ceiling glass facade (approx 6m high) with the ability to build a mezzanine level if required.

#### **Building Description:**

A 3 storey retail and executive office block set over 2 wings - East Wing and West Wing.

Platinum, with it's striking architectural design, is set over 3 levels providing a great mix of both retail space and corporate office suites.

Ground floor tenancies range from an excellent cafe for those all important meetings, brand new state of the art gym, cosmetic and beauty industry - through to specialist medical teams.

Excellent customer and staff parking on site.

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.

Platinum, plus Fountain Plaza, constitutes the focal point of the area and is known as the most successful commercial centre within the region. The centre provides the local community with high quality service retailers.

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

**Fit Out:** No  
**Lease Term:** Negotiable  
**Zoning:** B5 Business Development  
**Car Parking:** Allotted and Customer  
**Website:** <https://www.commercialhq.com.au/Listing?SurgaWebListingId=125835>

T 02 4365 4566

F 02 4365 4599

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

# For Lease 62m<sup>2</sup>

commercialhq

## Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Ground Suite 1.02a	62	\$37,000.00	Payable by Lessee	Now

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

## Contact:

**Nicole Gunasinghe**

0417792740

[nicole@commercialhq.com.au](mailto: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.