

For Lease 196m²

commercialhq

222 Central Coast Highway ERINA



CORPORATE OFFICE, RETAIL OR FOOD WHOLESALER - 195SQM



Parking



Food Approved



Frontage



Traffic



Showers



Goods Lift



Reception

The Tenancy:

A combination of ground and upper floor levels.

Ground floor entry approx. 23sqm, perfect for reception area or small retail shop front for a wholesale business.

Level 1 is where the action is. 172m² of open plan space including M&F WC's, shower, 2 x offices and a Juliet Balcony to enjoy the fresh air.

Once used as coffee roasting and food prep, this space would ideally suit a wholesaler or perfect for that corporate business looking for private office space. Tiled walls and wet areas are in place

Access to water and 3 phase power.

Building Description:

One of the most iconic buildings in Erina;

A 3 story / 3 shop red brick building with basement storage and secure parking, ground floor retail shops and first floor retail/office space with plenty of on site customer parking.

Shops 2 and 3 are tenanted.

Fit Out: No

Lease Term: Negotiable

Zoning: B5 Business Development

Car Parking: Available

Website: <https://www.commercialhq.com.au/Listing?SurgaWebListingId=126326>

Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Level 1 Shop 1	196	\$92,000.00	\$12,000.00	Now

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

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