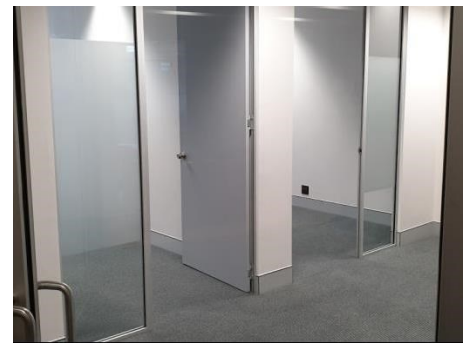


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## Platinum Building 4 Ilya Ave ERINA



### **UNDER CONTRACT / SMALL CORPORATE OFFICE - 42SQM**

#### **Location**

Right in the heart of Erina's business district is the iconic Platinum Building. Sitting alongside Fountain Plaza and Fountain Corporate you can't miss this 3 storey contemporary structure.

#### **Building Description**

UNDER CONTRACT

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

Platinum, with its 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.

On site 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.

<b>Premises:</b>	Level 3 Suite 3.31
<b>Area m<sup>2</sup>:</b>	42
<b>Rent PA:</b>	\$25,000.00
<b>Asking Price:</b>	\$310,000.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Payable by Lessee
<b>Parking:</b>	Available

#### **Contact:**

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

## **Listing Comment**

Small corporate office space with 2 large offices and a reception waiting area.

Plenty of natural light spilling in to both office via floor to ceiling glass facade.

Access to waiting area / dry kitchenette / meeting rooms on same floor.

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