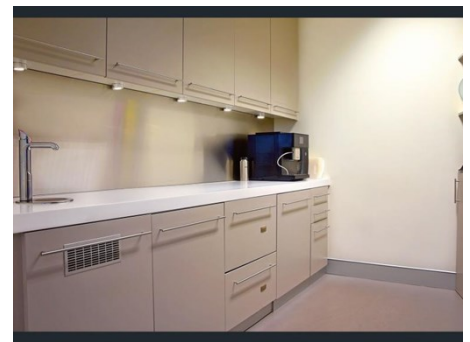
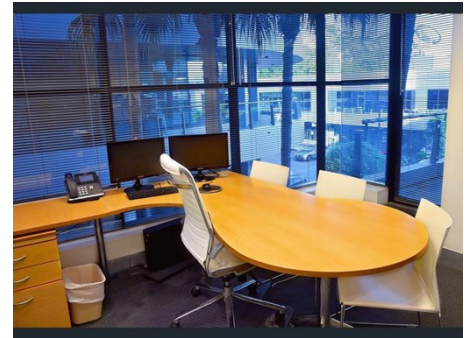


# For Lease/Sale

commercialhq

## Platinum Building 4 Ilya Ave ERINA



### **QUALITY OFFICE FOR SALE (going concern) OR RENT FROM 01.06.21**

#### **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**

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.

<b>Premises:</b>	Level 2 Suite 2.10
<b>Area m<sup>2</sup>:</b>	140
<b>Rent PA:</b>	\$70,000.00
<b>Asking Price:</b>	\$1,000,000.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Payable by Lessee
<b>Parking:</b>	3 allocated + customer

#### **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

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## Listing Comment

A corporate office space with a class fit out.

The property is made available with:

- reception and waiting area
- boardroom / meeting room
- 2 exec offices
- open plan work station area; ideal for 9-12 staff
- staff area / kitchenette / storage
- private balcony
- 3 undercover allocated parking bays
- abundant customer parking

Current tenant will lease until 31.05.2021 and will pay a market rent until then / thus making a purchase a 'going concern' - GST not applicable.