

# For Lease 126m<sup>2</sup>

commercialhq

## Service NSW Building 168 Central Coast Highway ERINA



### Great location - Ground floor



Parking



Traffic



Frontage



Kitchen



Carpets



Air  
Conditioning



24 Hour  
Access



Disabled  
Access

### Location

Excellent exposure; situated right on the Central Coast Highway in the heart of Erina. Diagonally across from the Shell Service Station and has 2 Street access points: Central Coast Highway and Karalta Lane (opposite Harvey Norman Furniture).

### Building Description

- Recently renovated; a modern, architecturally striking 2 storey building.
- The property currently consists of 3 ground floor and 6 first floor tenancies accessible via the buildings open air lift and stairwell.
- Future plans for a 4 storey building to the rear are under way.
- Plenty of customer parking to the side and rear of the building.
- Current Tenants: Service NSW - Simplicity Funerals - Stevens Constructions - Sky Summit Financial Services - Mink Hair - Private Certifier - Ryan and Seton Lawyers - Design Garages.

### Listing Comment

Situated in the Service NSW complex, this light filled space is ideally situated. Offered as a warm shell with private amenities, kitchenette, ducted air, 3 phase power and rear access the space is sure to suit a wide variety of operators.

**Premises:** Ground Shop 2

**Area m<sup>2</sup>:** 126

**Rent PA:** \$49,000.00

**Net/Gross:** Net

**Outgoings:** \$10,800 pa+ GST est.

**Parking:** On Site Parking

**Website**

**Contact:**

**Nicole Barr**

0418 230 044

nicole@commercialhq.com.au

T 02 4365 4566

F 02 4365 4599

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