

# For Lease 23m<sup>2</sup>

commercialhq

## element Building 200 Central Coast Highway ERINA



### Element Office Suite



Parking



Disabled Access



Cafe



Lift



Showers



24 Hour Access



Boardroom



Air Conditioning

### Location

Element building, situated in the heart of Erina along the Central Coast Highway with access also via Karalta Lane this prestigious building is the only 4 storey in town.

### Building Description

On offer is this fantastic 23m<sup>2</sup> rectangular office suite that is located in a prime position on the top floor of the Element Building, right next to the Boardroom. The suite benefits from large windows on both sides of the suite with lots of natural light streaming in from the skylights above the building's central stairs.

Included is a recently installed sheer privacy curtain, high-quality gunmetal grey carpet, neutral wall paint, air conditioning, LED panel lighting, 4 x designer dimmable pendant lights on a separate switch and TV mount.

You will have access to 2 shared meeting rooms, kitchenette, bathrooms, kitchen, and breakout area that fits up to 50 people, 1 car parking permit for level 3 carpark and 22 common car parking spaces for customers on the ground floor.

Element building is situated in the heart of Erina along Central Coast Highway with access also via Karalta Lane and it is perfect for small business owners wanting to feel part of the wider business community and excellent for larger city companies requiring a Central Coast satellite office.

### Listing Comment

On offer is this fantastic 23m<sup>2</sup> rectangular office suite that is located in a prime

**Premises:** Level 4 Suite 4.37

**Area m<sup>2</sup>:** 23

**Rent PA:** \$21,000.00

**Net/Gross:** Net

**Outgoings:** Payable by Tenant

**Parking:**

**Website** <https://www.commercial.com.au/for-lease/property-element-building-level-4-suite-4-37-200-central-coast-highway-erina-nsw-2250-504544212>

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