

# For Lease 97m<sup>2</sup>

commercialhq

## Platinum Building 4 Ilya Ave ERINA



### FURNISHED PREMIUM OFFICE SPACE - 20sqm TO 97sqm



Parking



Cafe



Gym



Lift



Meeting Rooms



Kitchen



Workstations



Air Conditioning



Disabled Access



Carpets

### 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 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.

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

**Premises:** Suite 3.32 & 3.33

**Area m<sup>2</sup>:** 97

**Rent PA:** \$46,000.00

**Net/Gross:** Net

**Outgoings:** Payable by Lessee

**Parking:** Allotted and Customer

**Website** <https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=G1291301&viewType=V>

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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.

## Listing Comment

A thoughtful office layout, practical in every way.

This office can be mixed and matched to suit.

Option 1 - 97sqm: \$46,000 pa ++

Exec's office with meeting area / Work Stations / in-house Boardroom / Common Meeting Rooms / Reception area / Shared Kitchenette's.  
Perfect for 3 - 7 staff depending on your needs.

Option 2 - 57sqm: \$32,000 pa ++

Exec's office with meeting area / Work Stations / Common Meeting Rooms / Reception area / Shared Kitchenette's.  
Perfect for 3 - 5/6 staff

Option 3 - 40sqm: \$30,000 pa ++

20sqm office with with 20sqm boardroom or showroom and access to shared kitchenettes and common meeting rooms. Perfect for up to 4 staff if converting both spaces into a whole office. Great for 2 staff if the boardroom remains.

Option 4 - 20sqm: \$15,000 pa ++

20sqm small private office space. As simple as that. You'll also have that great access to kitchenettes and common meeting rooms.

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