



Level 1 3  
**108 Pacific Highway WYONG**  
*Needs to be Seen*

**Area m<sup>2</sup>:** 95  
**Rent \$/m<sup>2</sup>:** \$328  
**Rent pa:** \$2,600 PCM Gross + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**

**Mark Davies**  
0422 442 858  
mark@chapmanfrazer.com.au

**Location:**

In the heart of Wyong, this fantastic, high exposure location on the corner of Alison Road and Pacific Highway is only short walk from the busy Wyong Rail and Bus Interchange. Along with a high number of government services and private businesses in the central business district, this area is transitioning to the entertainment hub of the future with new concept food and entertainment

**Description:**

This 80sqm tenancy currently offers a light filled waiting and reception area partitioned into five offices of various sizes. The space is fully air-conditioned and is equipped with two separate toilet areas, a kitchenette and utilities rooms for storage and services.

The space will currently suit a professional business such as an accountancy, law practice or possibly a health and beauty enterprise.

Further to this the partitioning could be removed to allow the entire space to be opened out. This would allow suitable space for a potential fitness and well-being enterprise such as a Yoga/ Pilates/ martial arts studio.

The landlord is happy to consider options upon application.

Outgoing to be paid by tenant:

- 25% of water usage
- Non- residential sewer charges (if applicable)
- Annual garbage collection services
- Utilities costs (power, phone etc)

- High exposure corner location
- 150m walk to Wyong Train Station
- 5 partitioned offices