



Unit 1
312 The Entrance Road Erina
Prominent First Floor Suite

Area m²: 205
Rent \$/m²: \$315
Rent pa: \$64,575 Per Annum Net + GST
Net/Gross: Net
GST: Exclusive
Parking: 0
Outgoings:
Contact:
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Location:
Positioned on the corner of the Central Coast Highway and Kirkby Road, Erina a very prominent Central Coast suburb. Erina houses many well known businesses and national brands, Erina Fair shopping Centre and access to public transport.

Description:
Total net lettable area of 205sqm (approx.).

First floor position with a quality and unique fitout. The fitout includes partitioned offices and open plan workstations, kitchen/lunchroom, amenities and a large impressive formal boardroom/meeting room.

The suite is carpeted with air-conditioning throughout and lots of natural light provided by the expansive glass paneling.

Plenty of common onsite parking and unique signage opportunities, all from a convenient location and access from all directions via the roundabout on the Central Coast Highway.

Surrounding tenancies include Petstock, Anytime Fitness, Dance @ Nikki Webster, Begin Bright child care, Six Strings Brewery, Kellys Carpets and Tile Power to name a few.

- Architecturally designed
- High exposure
- Available now