



Suite 15B  
**8 Karalta Road ERINA**  
*Erina Commercial Suite*

**Area m<sup>2</sup>:** 98  
**Rent \$/m<sup>2</sup>:** \$306  
**Rent pa:** \$30,000 Per Annum Gross + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**  
**Chris Watson**  
0402 430 213  
chris@chapmanfrazer.com.au

**Location:**

Positioned on the corner of Karalta Lane and Karalta Road, connecting from The Entrance Road / Central Coast Highway. Erina is centrally positioned on the coast, providing ready access from both northern and southern ends of the coast, while still providing convenience to public transport.

**Description:**

98sqm net lettable area.

Positioned in Karalta Plaza directly opposite Fountain Plaza Erina.

First floor suite (stair access only).

This suite offers a reception/entry area; 3 partitioned offices, open plan work space and storage area.

The suite is also carpeted with ducted air-conditioning, kitchen, toilet and storage cupboard.

\$30,000 per annum including outgoings + GST.

- Plenty of natural light
- Highly exposed position
- Fitted out