



## Suite 3 8 Barralong Road ERINA

*95sqm Office In Erina - Walk In And Start Trading!*

|                               |                                   |
|-------------------------------|-----------------------------------|
| <b>Area m<sup>2</sup>:</b>    | 95                                |
| <b>Rent \$/m<sup>2</sup>:</b> | \$411                             |
| <b>Rent pa:</b>               | \$39,000 Per Annum Gross<br>+ GST |
| <b>Net/Gross:</b>             | Gross                             |
| <b>GST:</b>                   | Exclusive                         |
| <b>Parking:</b>               | 2                                 |
| <b>Outgoings:</b>             |                                   |
| <b>Contact:</b>               |                                   |

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### **Location:**

This building is positioned on Barralong Road, just off the Central Coast Highway intersection, in the Central Business District of Erina. The central location allows easy access to service all regions of the Central Coast.

### **Description:**

First floor office suite of approx. 95sqm (located adjoining the Landmark 'Highpoint' Building).

The office suite includes ducted air conditioning, carpeted floor coverings, ample data and power points, a mix of partitioned offices (2 rooms ideal as offices or separate storage) and open plan work space, all with an abundance of natural light.

Bonus use of common / shared reception area of approx. 33sqm, plus common / shared boardroom of approx. 15sqm, both on the ground floor.

Rental amount includes electricity charges, water consumption charges, and all statutory outgoings (water rates, council rates, strata levies etc.)

Two (2) allocated parking spaces are also provided on site!

- First floor office in Erina
- Rent includes electricity & outgoings
- Two allocated parking spaces onsite