



Suite 6  
**203 Central Coast Highway ERINA**  
*Erina Suite With Main Road Exposure*

**Area m<sup>2</sup>:** 121  
**Rent \$/m<sup>2</sup>:** \$256  
**Rent pa:** \$31,000 Per Annum + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**  
**Chris Watson**  
0402 430 213  
chris@chapmanfrazer.com.au

**Location:**  
Positioned along The Central Coast Highway, Erina is centrally positioned and 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:**  
121sqm approx. total area.  
Great exposure and position on Central Coast Highway, Erina.  
Renovated with new carpet, freshly painted and air conditioned.  
Great signage opportunities and on site parking.  
Surrounded by quality businesses and traders.  
Annual rental \$31,000.00 including Outgoings + GST.

- Great busy road exposure
- Renovated
- Signage opportunities