



Level 1 Suite 2  
**Palm Court 172-176 The Entrance Road ERINA**  
*86sqm Office with Highway Exposure*

**Area m<sup>2</sup>:** 86  
**Rent \$/m<sup>2</sup>:** \$297  
**Rent pa:** \$25,500 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:** \$5,902  
**Contact:**

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**Location:**

'Palm Court' occupies a prominent position on the highly exposed Central Coast Highway / The Entrance Road in the middle of Erina. The complex offers all users a range of great benefits, including a landmark location, ample on-site parking and access directly off the highway, or from Karalta Lane at the rear, providing easy access for staff and clientele alike.

**Description:**

Secure your position in this sought after location and prominent development that is home to a wide range of professionals, service providers and high profile brands, including: Subway, Dominos, Snooze, F45 Fitness and Yellow Brick Road to name a few. Neighbouring businesses also include Services NSW, Harvey Norman, Fantastic Furniture, Bing Lee, Super Cheap Auto and more.

This first floor office space offers existing fit out with reception, boardroom / meeting room and multiple offices, as well as an internal kitchenette and access to common amenities.

The office benefits from ample natural light, is NBN ready, includes split system air conditioning and benefits from a wide glazed window frontage to take advantage of prominent signage opportunities.

Call today to arrange an inspection of this great space and to find your home in this fantastic complex.

- Great signage opportunities
- Existing fit out remaining
- Ample on-site parking