



UNDER CONTRACT / CORPORATE OFFICE, RETAIL OR FOOD WHOLESALER - 195SQM

Retail

Level 1 Shop 1, 222 Central Coast Highway, Erina, NSW 2250

Floor Area: 196 m²

Leased

Leased: Wed 03-Feb-21

Property Description

- **Open Plan**
- **Natural Light**
- **Amenities**

LOCATION // LOCATION !!

Perfectly position just metres from the Erina/Terrigal Intersection on the corner of Penrose Crescent and Central Coast Highway. You can't be more exposed to traffic. 400m from Erina Fair and right next door to the Adventist School and IGA Erina.

UNIT 1 FOR LEASE:

A combination of ground and upper floor.

Ground floor entry of 23sqm, perfect for reception area or small retail shop front for a wholesale business.

Level 1 is where the action is. 172m² of open plan space including M&F WC's, kitchenette, 2 x offices and a Juliet Balcony to enjoy the fresh air.

Once used as coffee roasting and food prep, this space would ideally suit a wholesaler or perfect for that corporate business looking for private office space.

Access to water and 3 phase power available....

Additional Details

Car Spaces
1

Outgoings
\$12000

Zoning
B5 Business
Development

**Parking
Comments**
Available



Nicole Gunasinghe

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Commercialhq - Erina

Suite 3.01 Platinum Building 4 Ilya Avenue, Erina NSW 2250