



## GROUND FLOOR RETAIL / MEDICAL / OFFICE - 110SQM

Offices • Retail • Medical/Consulting

Platinum Building, Ground Suite 1.04a, 4 Ilya Ave, Erina, NSW 2250

**Floor Area:** 110 m<sup>2</sup>

### Property Description

- **Customer Parking**
- **Ducted AC**
- **Natural Light**

Right in the heart of Erina's business district is the iconic Platinum Building. Sitting alongside Fountain Plaza and Fountain Corporate you can't miss this 3 storey contemporary structure.

**UNDER OFFER!!**

Extremely well presented, ground floor, retail suite, with floor to ceiling glass frontage.

Quality fittings and features within, the current fit out consists of:

- Reception and waiting area
- Retail display shelving
- 5 consult / treatment rooms
- Shower / WC / Kitchenette

One of the first retail spaces visible to all who enter the precinct and is very well positioned to capture walk past foot traffic as well as the added bonus of customer parking at the front door.

Retail spaces very rarely present themselves to the market in the Platinum Building.

### Leased

Leased: Fri 26-Jul-19

### Additional Details

<b>Tenure Type</b> Vacant Possession	<b>Municipality</b> Central Coast Council
<b>Car Spaces</b> 3	<b>Outgoings</b> \$11000
<b>Zoning</b> B5 Business Development	<b>Parking Comments</b> Allotted and Customer



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