



Suite 8.5B  
**40 Karalta Road ERINA**  
*Affordable Serviced Office in Erina CBD!*

**Area m<sup>2</sup>:** 10  
**Rent \$/m<sup>2</sup>:** \$728  
**Rent pa:** \$140.00 Per Week Gross + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**  
**Daniel Mason**  
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**Location:**  
Prominent location in Erina CBD, with the professional complex on the corner of Karalta Road and Miranda Avenue. This convenient position allows easy access to all local amenities including banks, cafes, restaurants, other professionals and shopping with Erina Fair just around the corner.

**Description:**  
This is a well presented, professional, serviced office of 10sqm approx.  
The suite is freshly painted, has split system air-conditioning, new carpet floor coverings and abundant natural light.

The office has electricity and internet included in the rent, so represents fantastic value for small business operators, or businesses requiring that bit of extra space.  
Common facilities include a modern kitchen/lunch area and male and female bathrooms.

Some office furniture may be available by negotiation. Call today!

- Abundant light
- Electricity and internet included
- Quality serviced office space