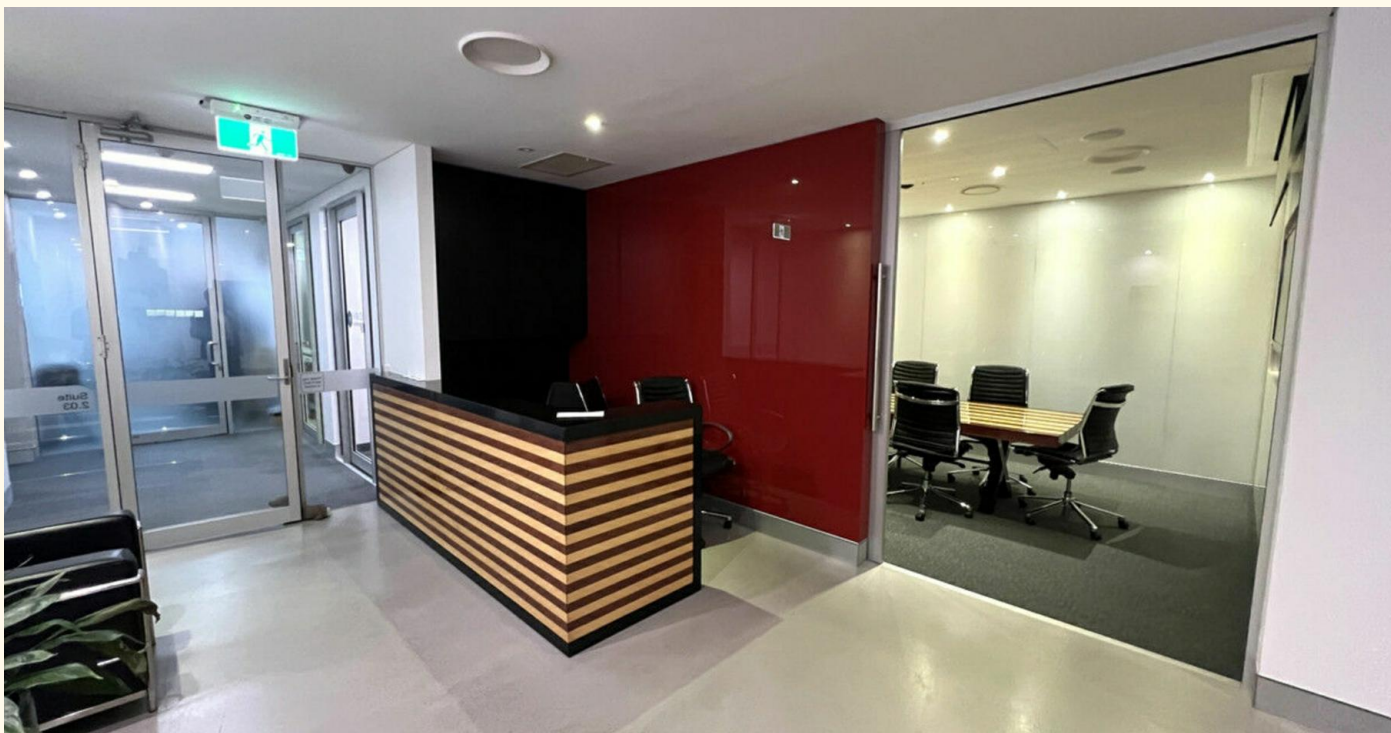


2.03 / 4 Ilya Avenue, Erina

Modern Office Space in Platinum Building, Erina

Positioned in the prestigious Platinum Building, this 132m²* office offers a rare opportunity to secure a high-quality workspace in one of the Central Coast's most sought-after commercial hubs.

This premium space boasts a professional modern fit-out with a welcoming reception area, multiple meeting rooms, and open plan workspaces that cater to a variety of team requirements. Large windows ensure the offices are filled with natural light, creating an uplifting and productive environment for staff and clients alike.

Key Features:

- Total office space 132m²
- Huge saving with contemporary fit-out, reception, meeting rooms and open plan areas
- Exclusive-use kitchenettes plus access to well-maintained common bathrooms
- Air conditioning throughout for year-round comfort
- Excellent natural light and a bright, airy feel
- Located in the Platinum Building - a professional address with strong presence
- Surrounded by a mix of thriving local and national businesses

FOR LEASE

\$55,000 pa net + GST

BUILDING AREA

132sqm

AGENTS

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

AGENCY

Terrigal | Erina
(02) 4367 4222

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

Situated in the heart of one of the Central Coast's most premium business precincts, it offers unrivalled exposure and convenience, with easy access to public transport, major arterial roads, and Erina Fair's shopping, dining, and lifestyle options just moments away.

Whether you're looking to establish a new headquarters, expand your business, or simply relocate to a modern and prestigious address, this space offers exceptional flexibility and positioning to support your business growth.

Please note the property is available for lease October 2025.

- Approximate

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

MORE DETAILS

Property ID	37EHXT
Property Type	Offices
Building Area	132 m2
Land Area	132 m2
Parking	3

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

Terrigal | Erina (02) 4367 4222

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250
terrigan@ljhcommercial.com.au | erina@ljhooker.com.au

