



FOR LEASE

TORRENSVILLE
142 HENLEY BEACH ROAD
(At rear of Copy-Fax Stationers)



QUALITY COMMERCIAL TENANCY OF APPROX 115 SQ.M SET IN VIBRANT HENLEY BEACH ROAD RETAIL PRECINCT.

PREMISES ARE FULLY REVERSE CYCLE AIR CONDITIONED, ARE SELF CONTAINED, INCLUDE EXTENSIVE FIT-OUT AND BUILT IN RECEPTION COUNTER AND CUPBOARDS, AND INCLUDE COMMON USE OF CAR-PARK AT REAR. SUIT MEDICAL / CONSULTING ROOMS OR OFFICES.

Terms of Lease

- Area:** - Tenancy area of approx 115 sq.m.
Rental: - Rental required is \$22,500.00 P.A. NET + GST + Outgoings of approx \$ 3,600.00.
Outgoings: - Net means the incoming Tenant is responsible for payment of Council Rates, SA Water & Sewer Rates, Emergency Services Levy, building insurance premium as well as for its own metered utilities and own business insurance (public liability & plate glass).
Term: - Minimum initial lease term required is FOUR (4) years with option to extend available.
Availability: - Available for occupation as of 1st December 2007.

FOR FURTHER DETAILS & INSPECTION CONTACT SOLE AGENTS
GEORGE ZOGOPOULOS or ANDREW STABOLIDIS
0412 824 278 0439 803 639

OFFICE: 8410 6444

PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

NEGOTIATORS (REAL ESTATE) PTY LTD (A.C.N. 007 808 451) A.B.N. 66 007 808 451 Licensed Agents M.R.E.I.
Level 7, 12 Gilles Street Adelaide South Australia 5000 • **Postal Address:** P.O. Box 6657 Halifax Street Adelaide SA 5001
Telephone (08) 8410 6444 Facsimile (08) 8410 6844 Email: info@negotiatorsrealestate.com.au Website: www.negotiatorsrealestate.com.au

