



FOR LEASE

FREWVILLE

233 GLEN OSMOND ROAD



**OPPORTUNITY TO SECURE A MODERN STAND ALONE COMMERCIAL BUILDING
COMPRISING APPROXIMATELY 191 SQM OF ACCOMMODATION OVER 2 LEVELS,
WITH QUALITY FIT-OUT INCLUDED – READY TO MOVE IN!
EXCELLENT EXPOSURE AND ON-SITE PARKING.
SUIT CONTINUED USE AS OFFICES OR CONSULTING ROOMS (STC)**

**For further details and inspection
contact Sole Leasing Agents**

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PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

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PREMISES

Constructed CIRCA 2007 the impressive building has a gross building area of approx 191 sqm, with seven (7) on-site car parking bays, two (2) of which are located to front of premises, five (5) of which are located at rear. The premises are fully reverse cycle air conditioned, and include the existing office partitioning/fit-out, built in reception counter, data cabling with male + female toilet amenities and kitchenette facility at ground level.

The premises are available for letting from mid June 2016.

TERMS

Rental:	Combined office and car parking rental sought is \$57,500.00 PA plus GST plus Outgoings.
Outgoings:	Incoming Tenant to pay separately assessed Statutory outgoings including Council Rates, SA Water & Sewer Rates, Emergency Services Levy and the Landlords building insurance – total of which is approx. \$8000.00 (GST exclusive)
Terms:	A minimum initial lease term of THREE (3) years is essential with option to extend for additional term available.

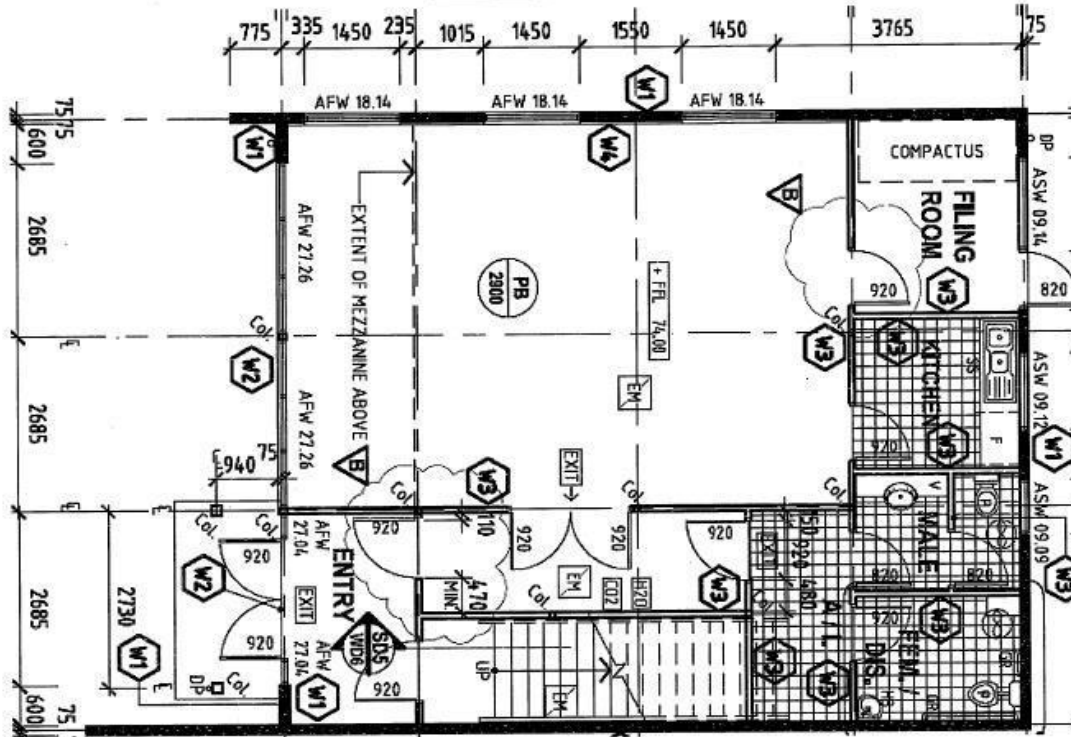




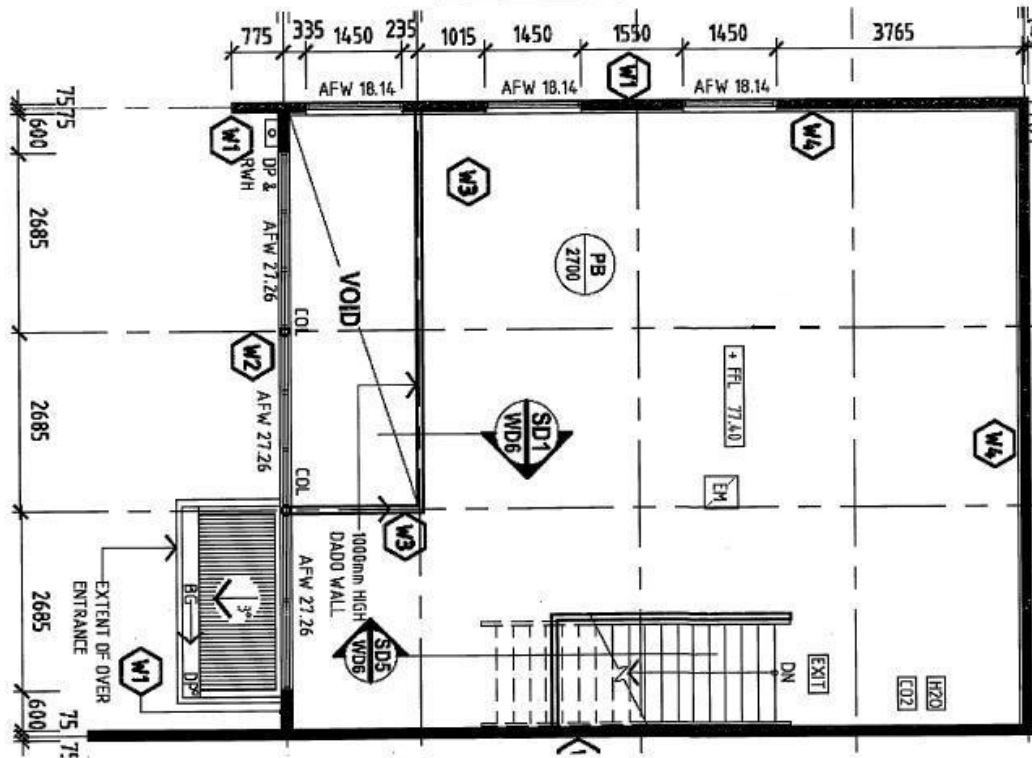
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FLOOR PLANS

Ground Level:



First Level:



*Aforementioned plans do not include the positioning of existing partitioning etc



Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you that—

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is*:

- a benefit that has been disclosed in a sales agency agreement
- a benefit that you provide the agent
- a benefit received by the vendor or purchaser
- a benefit related to a service for which you have not or will not be charged
- a benefit of which the agent remains unaware.

*Refer to section 24C of the Land and Business Sale and Conveyancing) Act 1994

August 2010

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For **Professional Advice** and **Outstanding Service**

commercial sales | leasing | management

telephone

Managing Director, **Mr. George Zogopoulos**: mobile **0412 824 278**

confidentiality is assured.