



Ground Floor
190 Flinders Street
Adelaide, South Australia

RLA1786
savills.com.au



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Introduction

Ground Floor, 190 Flinders Street, Adelaide

We thank you for the opportunity to present Ground Floor, 190 Flinders Street Adelaide for your consideration.

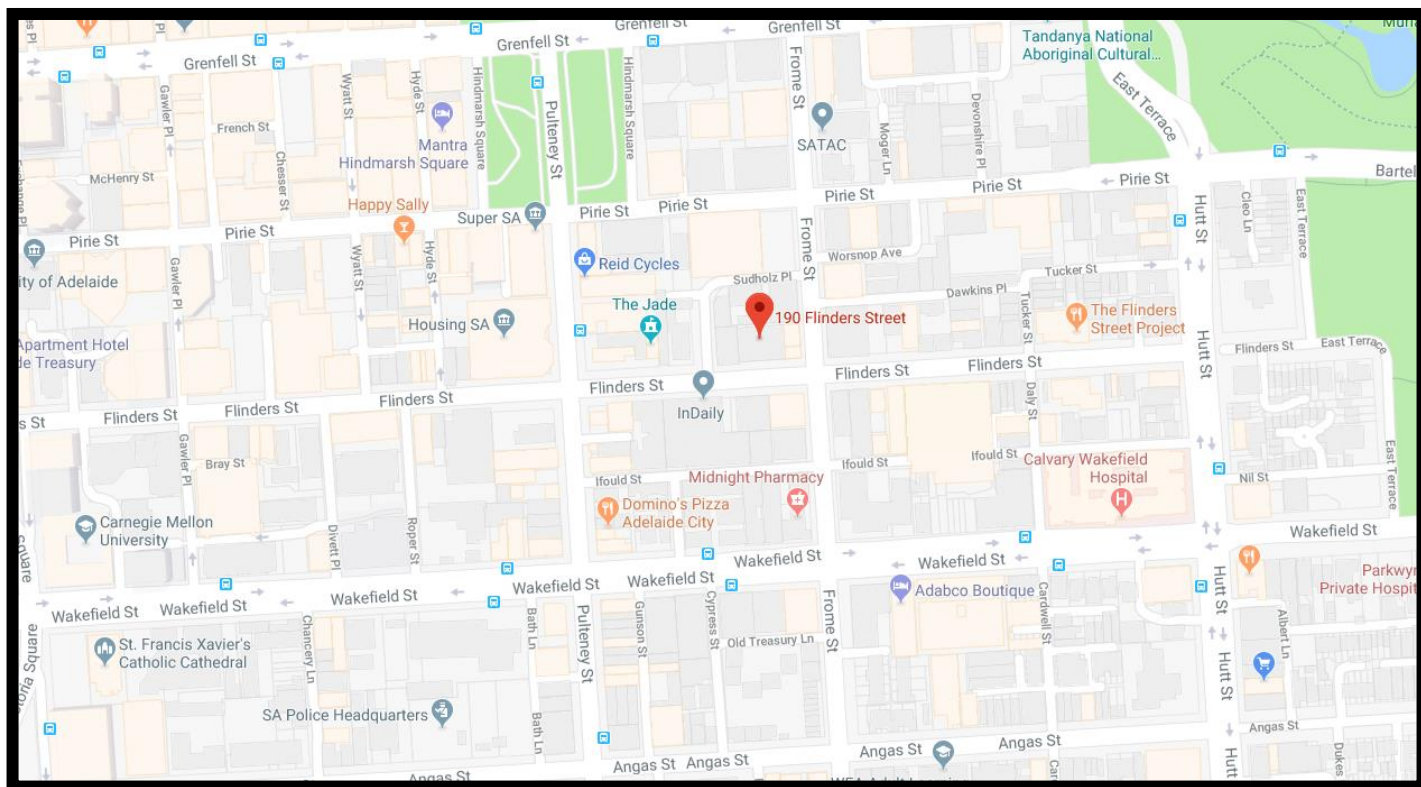
The information contained herein will provide you with the key details regarding the property.

On offer is the ground floor tenancy of 156sqm with frontage to Flinders Street. The tenancy has an existing fit out in place, which can be utilised in its current form, modified or removed ready for your custom corporate fit out.

The property also features a secure courtyard area for staff use and easy access to a nearby coffee shop.

On site secure basement car parks, complimented with excellent levels of on street car parking, provides secure parking for your staff and easy parking for clients. A great selection of food and beverage amenities and the popular Hindmarsh Square are all located close by.

190 Flinders Street also completed refurbished to bathrooms and shower facilities (2017).





Schedule of Information

| Details | |
|------------------|---|
| Lessor's Agent | Savills (SA) Address: Level 2, 50 Hindmarsh Square, Adelaide SA 5000 Contact: Adam Hartley Mobile: 0419 174 764 |
| Lessor's Details | Kincraig Joint Venture C/-PPI Funds Management Level 2, 50 Hindmarsh Square Adelaide SA 5000 ABN: 92 691 289 112 |

| Property Details | |
|--------------------------|--|
| Property Address | Ground Floor, 190 Flinders Street, Adelaide SA 5000 |
| Description: | <p>190 Flinders Street is located between Frome Road and Sudholz Place on the increasingly popular frame of the CBD. The location provides easy access to the building with pull up parking right at your doorstep.</p> <ul style="list-style-type: none"> ■ Close proximity to public transport and the multiple short term and long term car parking options. ■ The tenancy has an existing fitout in place, which can be modified or removed ready for your custom corporate fitout. ■ Refurbished bathrooms and shower facilities (2017). |
| Available Space: | 156sq m |
| Car Parking: | Up to 4 secure onsite basement and sub-basement. |
| Site Plan / Floor Plans: | Refer to appendix 1 for floor plans. |
| Permitted Use: | Office accommodation |

Schedule of Information

| Indicative Commercial Terms | |
|-----------------------------|--|
| Term: | Flexible terms available. |
| Gross rental: | \$380 per square metre Gross per annum plus GST. |
| Outgoings: | Increase in building and statutory outgoings of base year 2018/2019. |
| Car parking: | \$290 per month + GST per park |
| Availability Date: | Available now with flexible time lines available to work in with the Lessee. |
| Annual Rental Reviews: | 3.75% |



Conclusion

Thank you for taking the time to review Ground Floor, 190 Flinders Street, Adelaide with regards to your relocation.

The above and attached information has been compiled to give you a summary into this genuine opportunity, with relocating into a well presented commercial office building. This property provides you with an excellent location, with natural light and the ability to maximise existing fitout.

Should you require additional information or would like to discuss the property in greater detail, I would be happy to meet with you.

As always, please contact me should you have any questions.

Kind regards

A handwritten signature in blue ink, appearing to read "Adam Hartley", with a long horizontal stroke extending to the right.

Adam Hartley
Director
Office Leasing – South Australia

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Appendix 1 – Floor Plans & Images

190 Flinders Street, Adelaide
Ground Floor East

ESTIMATED NETT LETTABLE AREA: (340sq m Total Area)

TENANCY : 156sq m

0 5
(Scale in metres)

