



# FOR LEASE

70 Hindmarsh Square  
Adelaide, South Australia

RLA1786



[savills.com.au](https://www.savills.com.au)



70 Hindmarsh Square, Adelaide

## Leasing Contact



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## 70 Hindmarsh Square Adelaide

# Property Information

70 Hindmarsh Square is a six-level office building conveniently located on the corner of Pirie Street and Hindmarsh Square with close proximity to Rundle Street and Adelaide's best restaurants and eateries. It is home to financial heavyweights, AMP and Morgans.

Providing 6 levels of A-Grade office accommodation, the building has undergone a significant refurbishment including upgrades to the ground floor foyer and building entrance. The property also offers end of trip facilities including staff lockers, male and female toilets on the ground floor, secure basement car parking and caged area for secure bicycle storage. In addition, there are 2 public parking facilities adjacent to the building on Pirie Street and timed street parking directly at the front of the property for visitors and clients.

Due to a downsizing of Morgans, a first-floor tenancy of 220 square metres is available for leasing offering excellent natural light with panoramic views over Hindmarsh Square, direct lift exposure and exclusive balcony access. The tenancy will be offered as refurbished open plan space and the landlord will be open to replacement of ceilings. This is an outstanding tenancy for a 220 square metre business to occupy the prime corner of the building with balcony access.

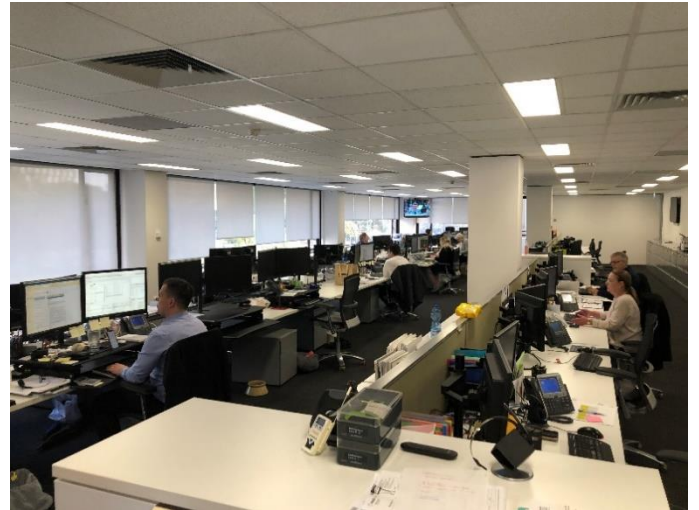
Details	
Lessor's Agent	Savills (SA) Pty Ltd Level 2, 50 Hindmarsh Square, Adelaide SA 5000
Lessor's Details	J&A Butterworth Nominees

Property Details	
Property Address	70 Hindmarsh Square Adelaide SA 5000
Description	Magnificent first floor tenancy with panoramic views over Hindmarsh Square, direct lift exposure and exclusive balcony access. Tenancy will be offered as refurbished open plan space.
Available Space	Level 1 – 220 square metres
Carparks	2 car parks available
Permitted Use	Office accommodation

Indicative Commercial Terms	
Term	Long term lease available
Gross rental	\$460 per square metre gross per annum plus GST
Outgoings	Increases in building and statutory outgoings over the base year
Car parking	\$325 per park per month + GST
Lease commencement date	Flexible time lines available to work in with the Lessee
Annual Rent Reviews	Fixed annual increases of 3.00% with market rent review at exercise of options
Signage	Joint building signage available subject to negotiation

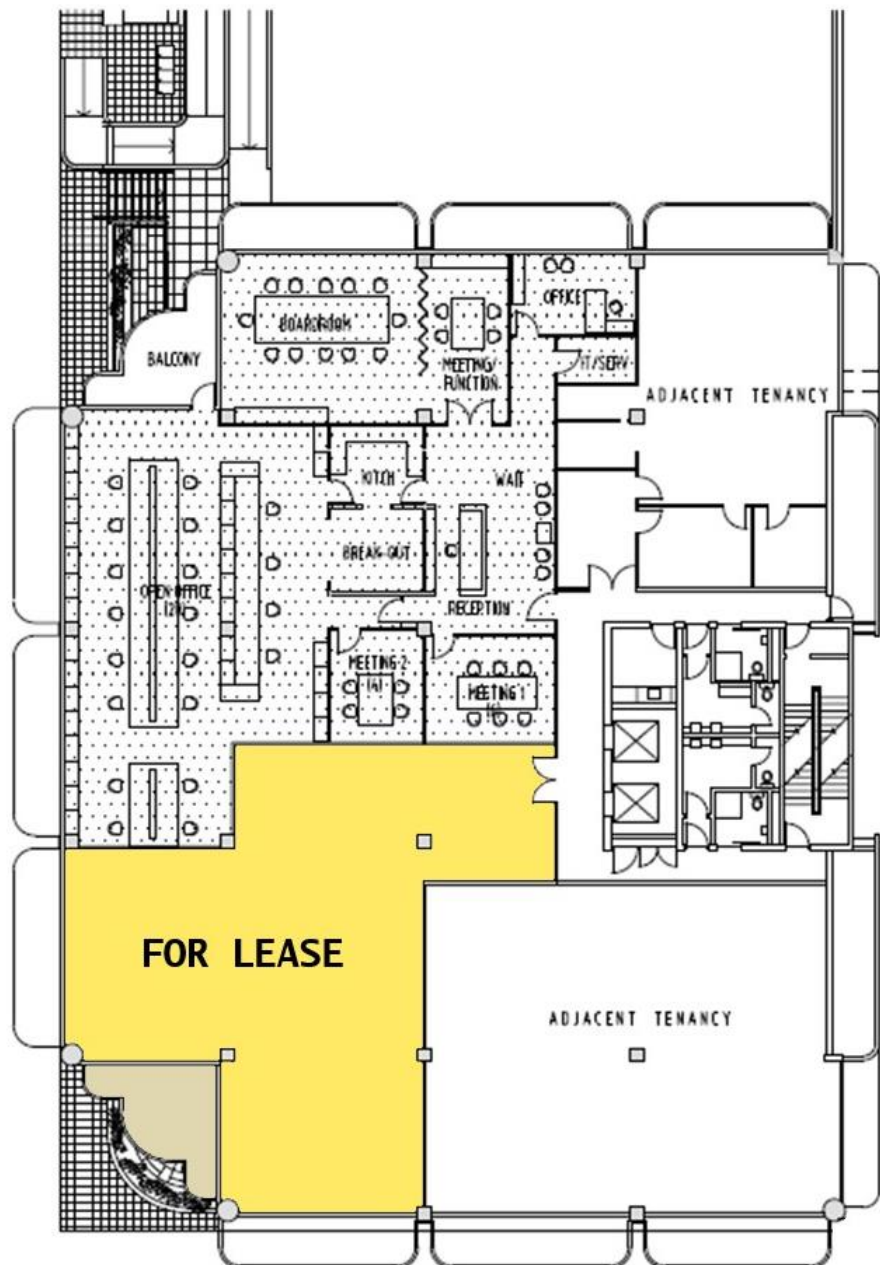
70 Hindmarsh Square, Adelaide

## Images



70 Hindmarsh Square, Adelaide

## Plan &amp; Location map



70 Hindmarsh Square, Adelaide

## Plan & Location map



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