



FOR LEASE

84 Greenhill Road
Wayville, South Australia

MINOLTA

84 Greenhill Road, Wayville

Leasing Contact



Andrew Ingleton
Director, Office Leasing
E: aingleton@savills.com.au
M: +61 (0) 400 791 000
DL: +61 (0) 8 8237 5047

84 Greenhill Road, Wayville

Property Information

You'll be pushing staff out the door at the end of the day because they won't want to leave this beautiful space. It is a rarity to have such a sensational whole building opportunity become available on Adelaide's leafy boulevard.

Let staff enjoy the calming ambiance with views overlooking the lush green Adelaide parklands and natural light on all four sides of this tenancy, as well as high ceilings and energy efficient lighting installed throughout.

This spectacular two storey building was designed by Loukas Zahos architects and has a focus on energy efficiency with double glass and energy efficient air conditioning ducted throughout. The tenancy is 'as new' so you will be able to move straight in. There is ample parking underneath the building for staff (conveniently accessed from the rear street) or they are just a short walk from the King William Road tram stop, as well as bus lines that service Greenhill Road.

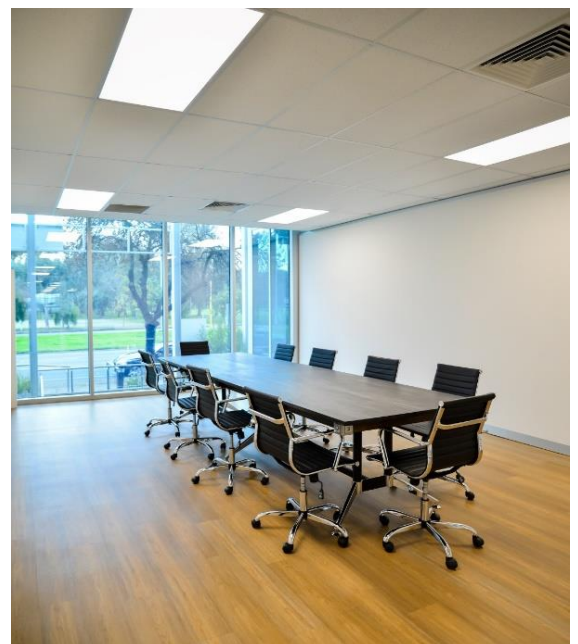
Details	
Lessor's Agent	Savills (SA) Pty Ltd Level 2, 50 Hindmarsh Square, Adelaide SA 5000
Lessor's Details	EC Developments Pty Ltd

Property Details	
Property Address	84 Greenhill Road, Wayville SA 5034
Description	Two storey office building with full under croft parking and is around 5 years old. The Ground Floor tenancy is the last remaining space.
Available Space	Ground Floor – 592sq m
Permitted Use	Office accommodation

Indicative Commercial Terms	
Term	Flexible terms available
Gross rental	\$410 per square metre gross per annum plus GST
Outgoings	Increase in building and statutory outgoings over the base year
Car parking	16 undercover car parks available at \$100 per month plus GST per park. Convenient access from the rear lane.
Lease commencement date	Flexible time lines available to work in with the Lessee
Annual Rent Reviews	3.0% with open market rental reviews on exercising of renewal options, then 3.0% annual increase during extended terms.
Signage	Signage available subject to negotiation
NABERS	4.5 Star NABERS energy rating

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Images



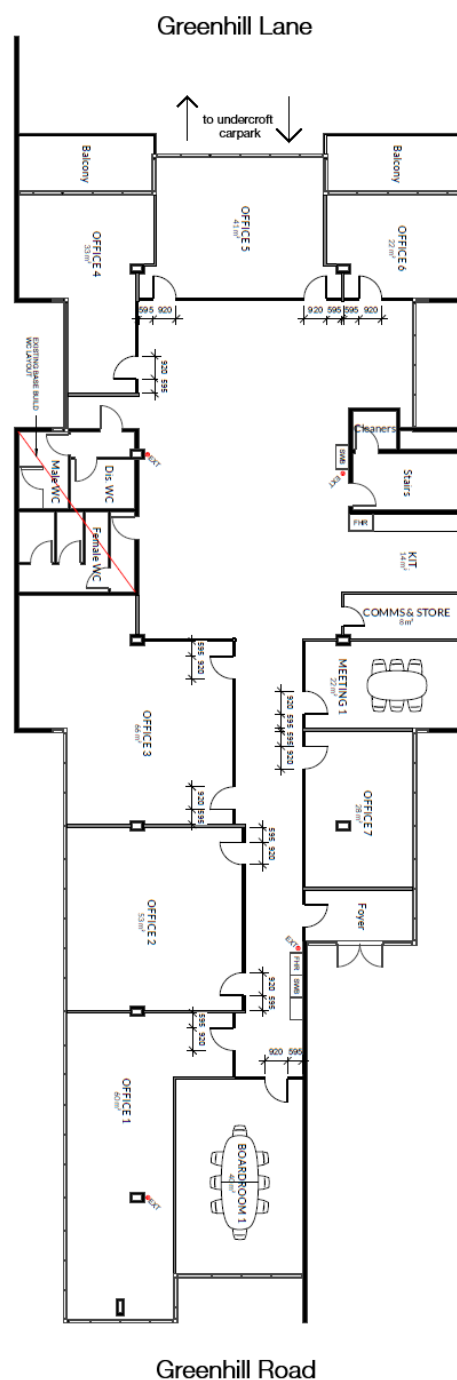
84 Greenhill Road, Wayville

Plan & Location Map



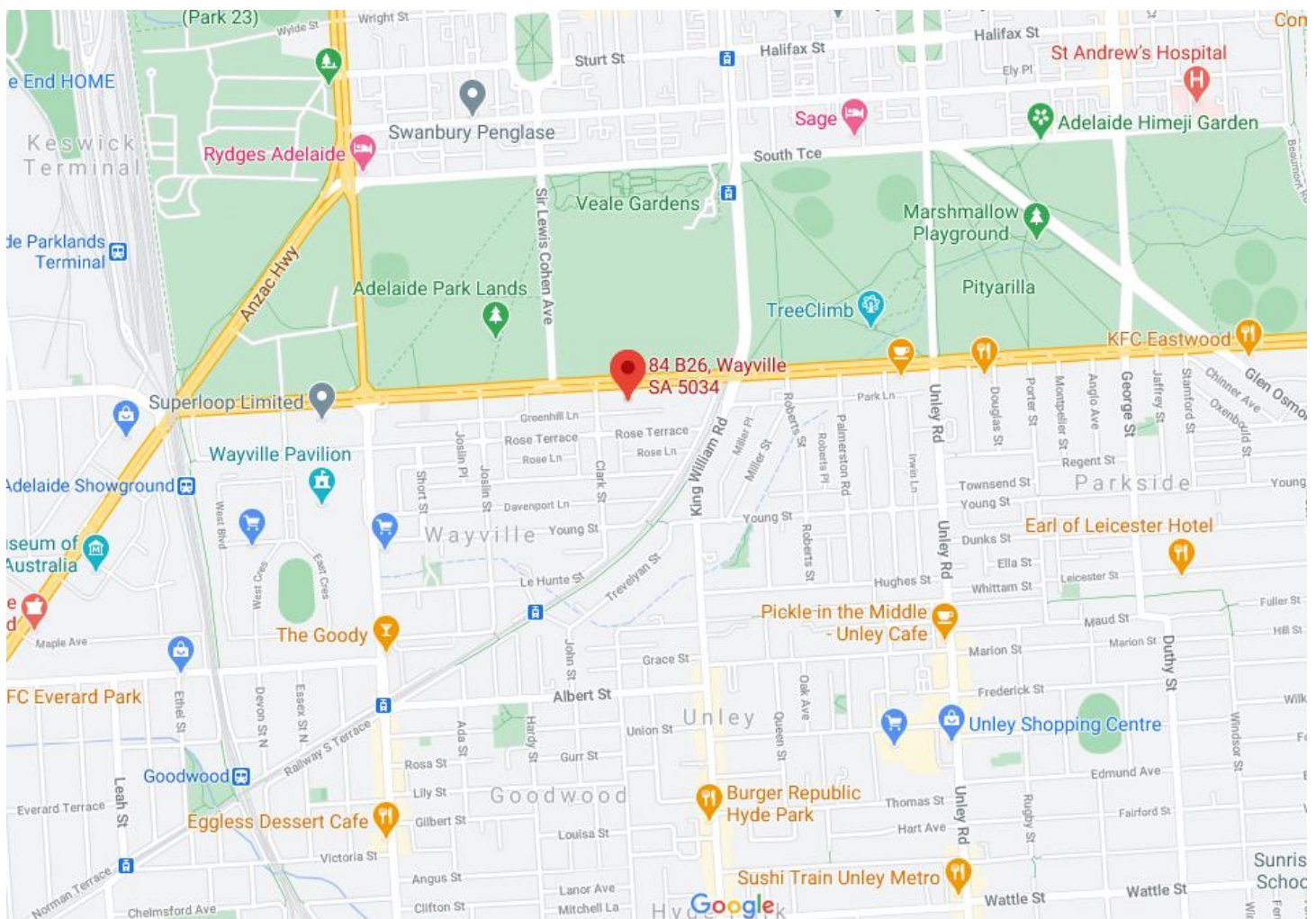
Plan & Location Map

Ground Floor Fitout



84 Greenhill Road, Wayville

Plan & Location Map



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savills.com.au

Savills (SA) Pty Ltd
Level 2 / 50 Hindmarsh Square
Adelaide SA 5000

