



## **SOLID – SECURE- WAREHOUSE/OFFICE**

**FOR SALE** by Expression of Interest closing 4pm THURSDAY 7<sup>TH</sup> JULY 2022 (Unless sold prior)

**41 BARNES ROAD GLYNDE**

- SITE AREA 1174M2\*
  - BUILDING 694 M2\*
  - CARPORT 93M2\*
  - CARPARKS 13 (7 Under cover)
  - QUALITY BUILDING IN GLYNDE'S MOST SOUGHT AFTER INDUSTRIAL LOCATION
  - CONVENIENT DUAL STREET ACCESS – Off Sunbeam Road Corner
  - INSPECTION STRICTLY BY APPOINTMENT
  - **SPECIAL CONDITION OF SALE SHORT TERM VENDOR LEASEBACK**
- REFER AGENT FOR DETAILS**

Further Details: **John De Conno 0412 60 90 80**  
[jdeconno@optusnet.com.au](mailto:jdeconno@optusnet.com.au)



RLA 288199 \* approx



**41 Barnes Road, Glynde**

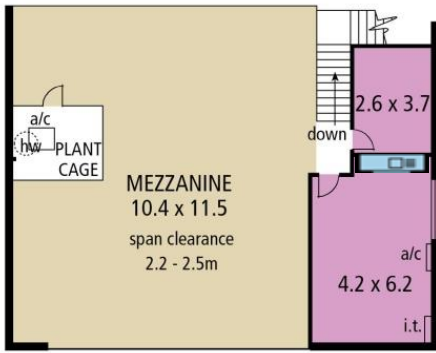
ESTIMATED GROSS LETTABLE AREA

WAREHOUSE:	402 sq.metres
GF OFFICE:	130 sq.metres
AMENITIES:	15 sq.metres
FF OFFICE:	35 sq.metres
MEZZANINE:	112 sq.metres

**TOTAL GROSS LA: 694 sq.metres**

CARPORT: 93 sq.metres

Complies with the  
PCA Method of Measurement



UPPER LEVEL



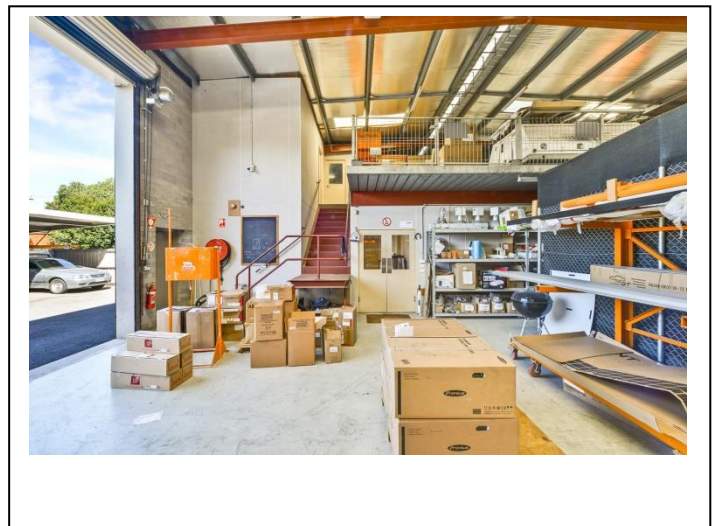
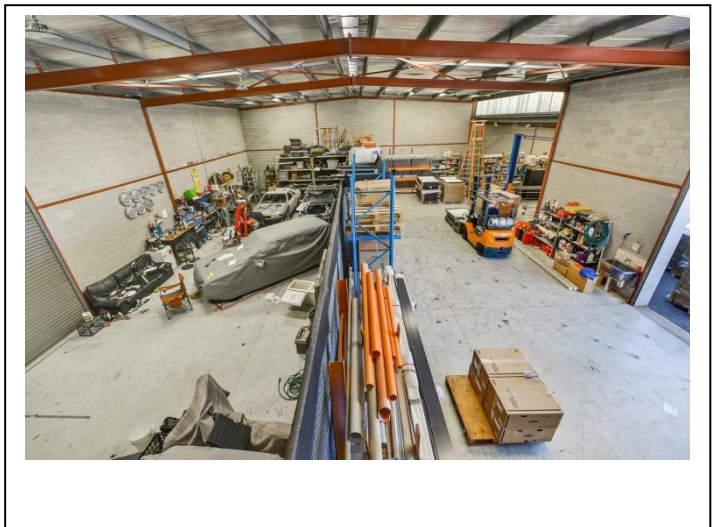
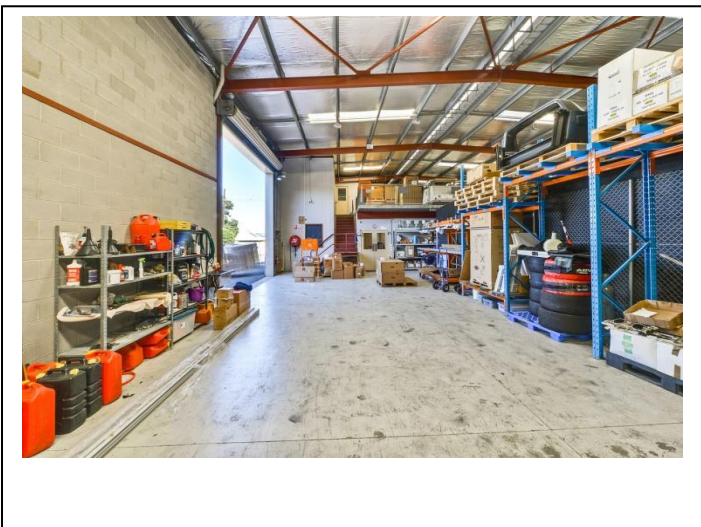
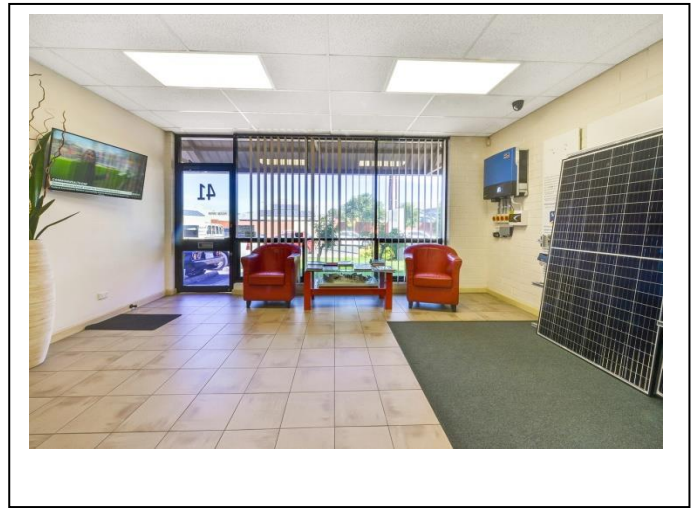
**Site Area:  
1,174 sq.metres**

\*approximate only -  
not surveyed

sb = switch board  
dist = distribution board  
fe = fire extinguisher  
fhr = fire hose reel  
hws = hot water service  
trans = transformer  
a/c = air conditioner

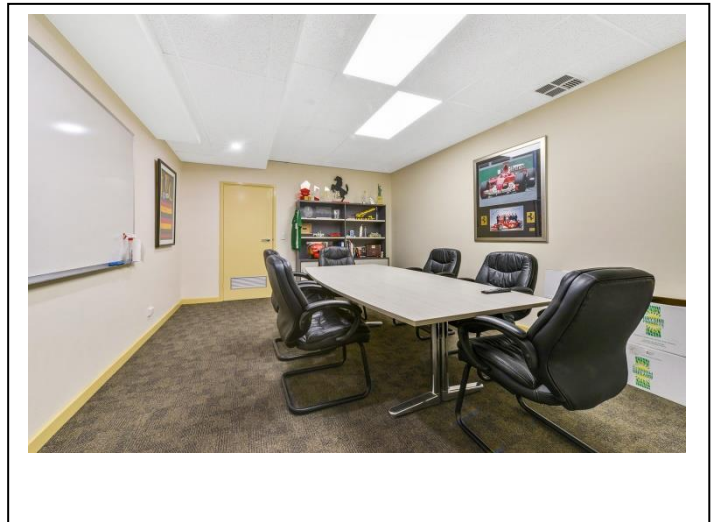
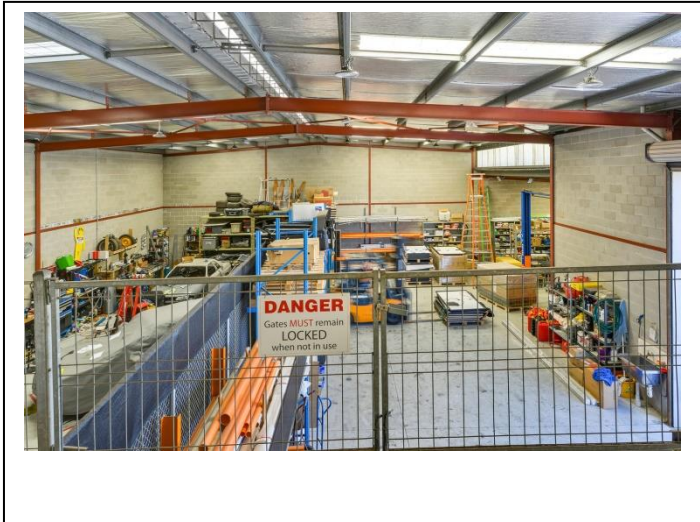


## 41 BARNES ROAD GLYNDE



Whilst every care has been taken in the preparation of this brochure, accuracy cannot be guaranteed. Prospective applicants should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Proprietor or the Agent, and are expressly excluded from any contract.

John  
**De Conno**  
Real Estate Pty Ltd  
RLA 288199  
Mob: 0412 60 90 80



**41 BARNES ROAD, GLYNDE SA 5070**

**For Sale**

**\*By Expressions of Interest**

**Settlement required no later than Friday 19<sup>th</sup>. August 2022.**

*\*subject to terms and conditions*

- Rare offering in highly sought after Light Industrial Area
- Close proximity to CBD, and major road accessibility.
- High exposure corner site with drive through dual street access to warehouse.
- Extremely suited to Owner/Occupier.
- Land area approx. 1200 sq. m.
- Total gnd. fl. office area approx. 130 sq. m.
- Warehouse area approx. 402 sq. m.
- Total mezzanine area of approx. 147 sq. m. with 112 sq.m. of high load capacity storage area and 35 sq.m office area.
- Solid brick and steel construction circa 1990 construction.
- Reverse cycle air-conditioned Office areas.
- Dual extra wide 5m x 4.5m high roller door access.
- High clearance warehouse with 5.2m minimum clearance to main warehouse area.
- Currently configured to enable easy partial subletting of warehouse if required.
- Secure 93 sq. m. Carport.
- 15.0 Kw North orientated Roof mounted Solar System.
- LED lighting throughout.
- 13 Carparks, 7 undercover at rear and 6 client car parks at front.
- Remote auto security sliding gate.
- CCTV Security monitoring and alarm system.

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