

MELROSE PLAZA
1031-1037 South Road
MELROSE PARK SA

FOR LEASE

PRIME LOCATION! PRIME DEVELOPMENT! PRIME OPPORTUNITY!

MELROSE PLAZA – LEASING NOW



Introducing Melrose Plaza – An Outstanding New Retail/Bulky Goods Showroom!

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Capitalise on a high profile corner location on key arterial road.

DESCRIPTION	Melrose Plaza is an exciting new Retail Showroom/Bulky Goods development now available to lease on one of Adelaide's busiest main roadways, South Road. This site occupies a prime corner site, with access from 3 streets and great signage opportunities (STCC) to give retailers maximum profile. With over 45,000 cars passing this site each day and 350,000 people residing in the surrounding area, Melrose Plaza is ideally located to capitalise on a busy trade precinct along and surrounding the South Road retail strip.
TENANCY FEATURES	Tenancies will be a combination of new and refurbished space, with the ability to take into account tenant's individual requirements. Kitchen amenities, toilet facilities, cooling and rear roller door access will be included within the tenancies, along with easy centre access and ample car parking space to be provided for customer convenience.
TOTAL NET LETTABLE	13,315 sqm (approximately).
TENANCY AREAS	Tenancy areas will range in size from 220sqm to 2,650 sqm (approximately).
RENT	Asking rent is \$170per sqm to \$280per sqm net, per annum plus outgoings plus GST.
OUTGOINGS	Estimated outgoings are \$33.00 per sqm, per annum plus GST.
ZONING	Commercial.
LEASE TYPE	Direct – 10 year term preferred.

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LOCATION South Road is amongst the busiest major arterials in Adelaide. Used daily by commuters and with a continual flow of traffic passing this site. South Road is the gateway to the southern suburbs.

Located just 8kms from the CBD, Melrose Plaza is also in close proximity to Castle Plaza and successful neighbouring national and local retailers.

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KEY FEATURES

- Ø Key corner site on one of Adelaide's major arterials
- Ø Convenient destination only 8km from the City
- Ø Busy commercial and retail trade precinct
- Ø Over 45,000 passing cars on a daily basis
- Ø Total Net Lettable Area – 13,000sqm (approximately)
- Ø Anticipated completion for first quarter 2009
- Ø Generous on-site car parking
- Ø Excellent Signage Opportunities (STCC)

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