

LEEDWELL.

Property Brief

12 Valiant Road, Holden Hill





Introduction

Leedwell Property (Leedwell) is privileged to offer for sale or lease an impressive office showroom that is sure to appeal to owner-occupiers and tenants alike.

12 Valiant Road, Holden Hill is a commercial hotspot enjoying the benefits of a large residential population coupled with high profile exposure to North East Road.

Offered for:

- Sale via Private Treaty
- Lease via negotiation

To discuss the property further, please contact;

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Jamie Forwood
Executive - Agency



Kris Antczak
Associate Director



Executive summary

Address

- 12 Valiant Road, Holden Hill

Location

- North eastern location at Holden Hill
- Site enjoys dual street access from Valiant Road and North East Road respectively
- Strategic connectivity to North East Road, Lower North East Road and Grand Junction Road
- Exposure to over 43,000* road users daily (DPTI)
- When entering off North East Road access is via the driveway of 730-734 North East Road

Town Planning

- Zoned 'Commercial' - City of Tea Tree Gully
- Accommodating a wide range of commercial and business land uses

Legal Particulars

- One (1) Certificate of Title Volume 6084 Folio 177
- Two easements noted on the CT
- Right of Way ensuring unrestricted access from North East Road

Site/Improvements

- Site area 751sqm*
- Ground floor showroom 272sqm*
- First floor office 247sqm* (corporate fit out)
- In excess of 11 onsite car parks
- Low maintenance landscaping

Method of Offering

- For Sale via Private Treaty
 - \$1,000,000 + GST
- For Lease via Negotiation
 - \$70,000 + GST + Outgoings
 - Term of lease negotiable, bank guarantee required
- The property is offered immediately with Vacant Possession

Outgoings

● Council Rates	\$4,295
● Emergency Service Levy	\$885
● Building Insurance	\$2,730
● Water Rates	\$1,730
Total	\$9,640

*approx.

Location

Holden Hill is 12km* north east of Adelaide's CBD and just 3km* from Tea Tree Plaza, the surrounding region includes a large and thriving residential population that supports existing retail, industrial and commercial businesses.

The sites connectivity to North East Road, Lower North East Road and Grand Junction Road allows easy access from all metropolitan areas and the frontage to North East Road ensures exposure to over 43,000* passing vehicles daily (advised by DPTI).

With ample onsite parking at the front (11 vehicles) and additional spaces at the rear of the premises plus further on street parking (along Valiant Rd) there is room to accommodate a large workforce and customer parking.

Access via North East Road enter through the driveway of 730-734 North East Road, there is a Right of Way to ensuring unrestricted access.



*approx.



Town planning

The City of Tea Tree Gully development plan identifies the site's zoning as 'Commercial', with a primary objective of accommodating a wide range of commercial and business land uses.

The current land use appears consistent with this objective.

The zoning requirements and guidelines are attached in Annexure B.

Legal particulars

12 Valiant Road, Holden Hill is comprised within one Certificate of Title Volume 6084 Folio 177.

The legal description of the site is Allotment 23, Deposited Plan 6065 in the area named Holden Hill, Hundred of Yatala.

There is two Encumbrances registered on the Certificate of Title (Refer Annexure A):

- Together with easement(s) over the land marked A for drainage purposes (TG 11624824)
- Together with free and unrestricted Right(s) of Way over the land marked A

The property enjoys the benefit of a Right of Way ensuring unrestricted access to the premises from North East Road.

Refer to Annexure A (Certificate of Title)

Site & improvements

The site is 751sqm* and the improvements have a site coverage of 36%, the remaining site area consists of bitumen car parking at the front and rear of the premises with landscaping limited to some simple garden beds on the northern side of the allotment.

The improvements 519sqm* are comprised of office showroom over two levels, the building is North West facing with a predominately glass facade allowing ample natural light, further characteristics of the building are summarised below:

Ground Floor 272sqm*

- Modern showroom (freshly painted)
- Impressive reception and individual offices
- Kitchenette, amenities and air conditioning throughout
- Significant natural light

First floor 247sqm*

- Contemporary corporate office
- Boardroom and individual offices
- Semi open plan work stations
- Carpeted with air conditioning throughout
- Quality fit out, desks, cupboards and workstations
- Impressive kitchen and amenities

The offering is suitable for a range of commercial operator's and we strongly encourage an inspection.





First Floor



Ground Floor

Method of Offering

Offers for either Sale or Lease will be considered on a case-by-case basis, pricing structure below:

- For Sale via Private Treaty with Vacant Possession \$1,000,000 + GST
- For Lease via negotiation \$70,000 + GST + Outgoings
- Lease term 5 years preferred however negotiable
- Bank Guarantee required

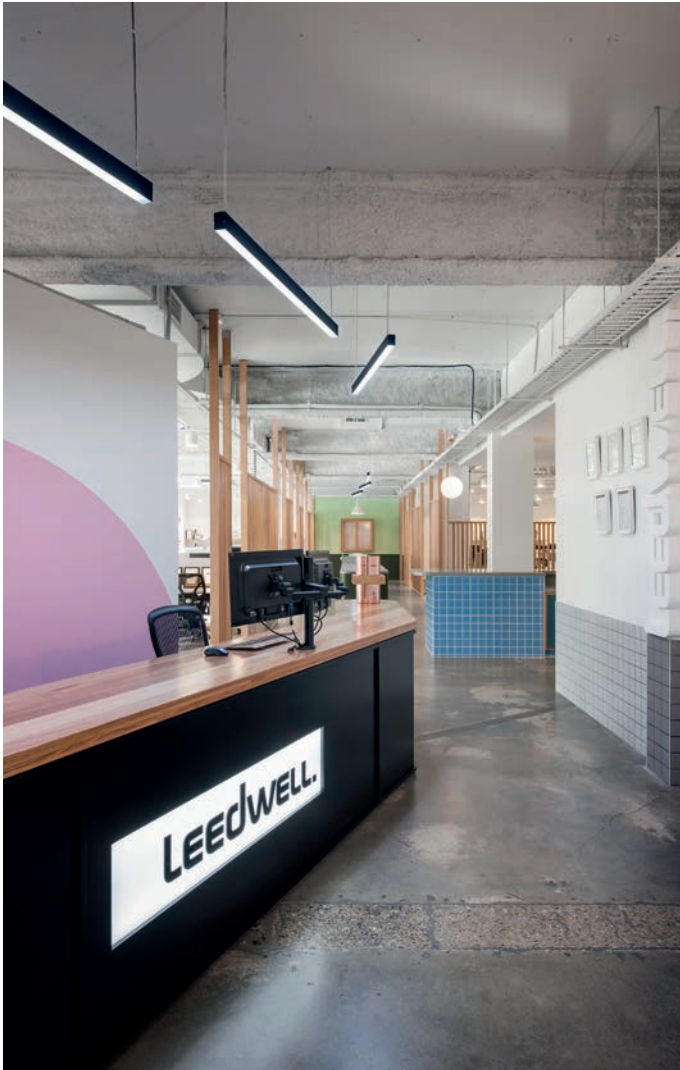
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Closing

We highly recommend your consideration of this impressive offering that presents an exciting opportunity for commercial operators looking to establish their business in a strategic north eastern location.

Do not miss this chance; enquire today!

If you have any further queries, please contact:

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