



Adelaide, Lot 1/187 Grenfell Street

SALE or LEASE - East End Opportunity

LJ Hooker Commercial Adelaide in conjunction with Ray White Adelaide City - Commercial are proud to present to the market Lot 1/187 Grenfell Street, Adelaide for Sale or Lease

This 441.5sqm* tenancy has a dominant yet charming appearance with fantastic natural lighting and high ceilings of 3.3m internally. The space offers a large open plan area with carpeted floors, security system, kitchenette and bathroom facilities and dual entry points off Grenfell Street and Frome Street. The tenancy will also come with five on-site secure car parks.

Convenient East End Location —The building is prominently located on the south eastern corner of Frome and Grenfell Streets. The location provides excellent amenity, convenience and accessibility for the building's occupants and their clients. A short walk from cosmopolitan Rundle Street East, the property has an outstanding array of restaurants, cafes, wine bars, hotels and retail shops at its doorstep. The property's local

For Sale/Lease
Contact Agent

Building Area
442sqm

Contact
Mark Tettis
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 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Adelaide
(08) 8232 8844

offers the accessibility and convenience of a fringe position, whilst still being part of the city's commercial core.

The tenancy features the following key characteristics:

- * 441.5sqm* Available Now
- * Corner position with frontages to Grenfell Street and Frome Street
- * 5 secure on-site car parks
- * Excellent exposure
- * 22,400 cars passing daily
- * Great signage opportunities
- * Versatile space to suit a variety of uses (STCC)
- * Great signage opportunities
- * 3.3m high ceilings
- * Excellent natural light
- * Would be suitable for 9B (STCC)
- * Internal accessibility ramp

Contact details

LJ Hooker Commercial Adelaide Mark Tettis 0433 139 892 or Charles Parletta 0412 825 186

Ray White Adelaide City - Commercial Tony Ricketts 0418 827 911 for more information.

*Approximate.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

LJ Hooker Commercial Adelaide - RLA 231 015

Ray White Adelaide City - Commercial - RLA 315 098

More About this Property

Property ID	8DUH94
Property Type	Offices
Building Area	441.5 m2

Mark Tettis 0433 139 892

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