

264-270 Angas Street, Adelaide

Two Tenancy Remaining with Excellent Incentives

Tenancy 3 and 4, 264-270 Angas Street, Adelaide SA 5000

\$50,000 + GST Gross rental. Great value for CBD Leasing space

You can take advantage of this rare opportunity to secure a versatile commercial space in a tightly held city-fringe location.

Key Features

- " Approx. 240m² each or both for approx 480 sqm
- Generous warehouse with excellent clearance
- Bright showroom/reception area to impress clients
- Multiple offices and meeting rooms
- Staff kitchen and amenities
- Rear lane access with roller doors for easy loading/unloading
- Prominent position close to the Adelaide CBD and major transport routes

Ideal for a wide range of uses: wholesale, distribution, creative studio, or a combined showroom/office/warehouse.

Availability: Now.

FOR LEASE
Contact Agent

BUILDING AREA
480sqm

AGENTS

Claude Buccella
0419 394 110
claud.buccella@ljhadelaidemetro.com.au

Rino Pancione
0417 822 987
rino.pancione@ljhcommercialadelaide.com.au

AGENCY
Adelaide
(08) 8232 8844

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.

 **LJ Hooker Commercial**

Short-term lease? No worries!
This space is flexible, functional, and full of potential.

Don't miss this exceptional opportunity! Contact us today to arrange a viewing.

For more information please contact Claude Buccella on 0419 394 110 or Rino Pancione on 0417 822 987.

- Approximate

RLA 231015

MORE DETAILS

Property ID	8AJH94
Property Type	Retail Offices Medical/Consulting
Building Area	480 m2

Claude Buccella 0419 394 110

Principal | claud.buccella@ljhadelaidemetro.com.au

Rino Pancione 0417 822 987

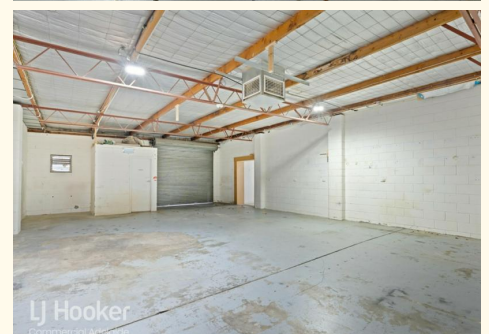
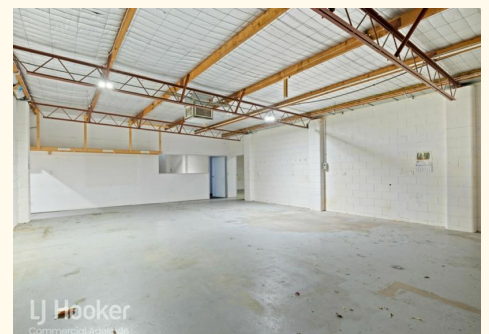
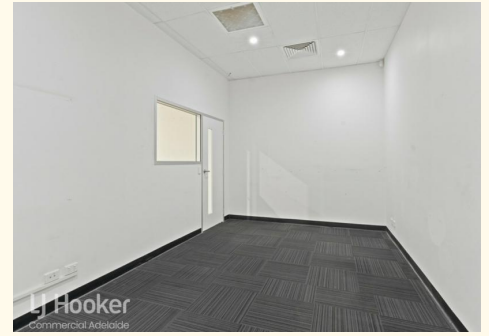
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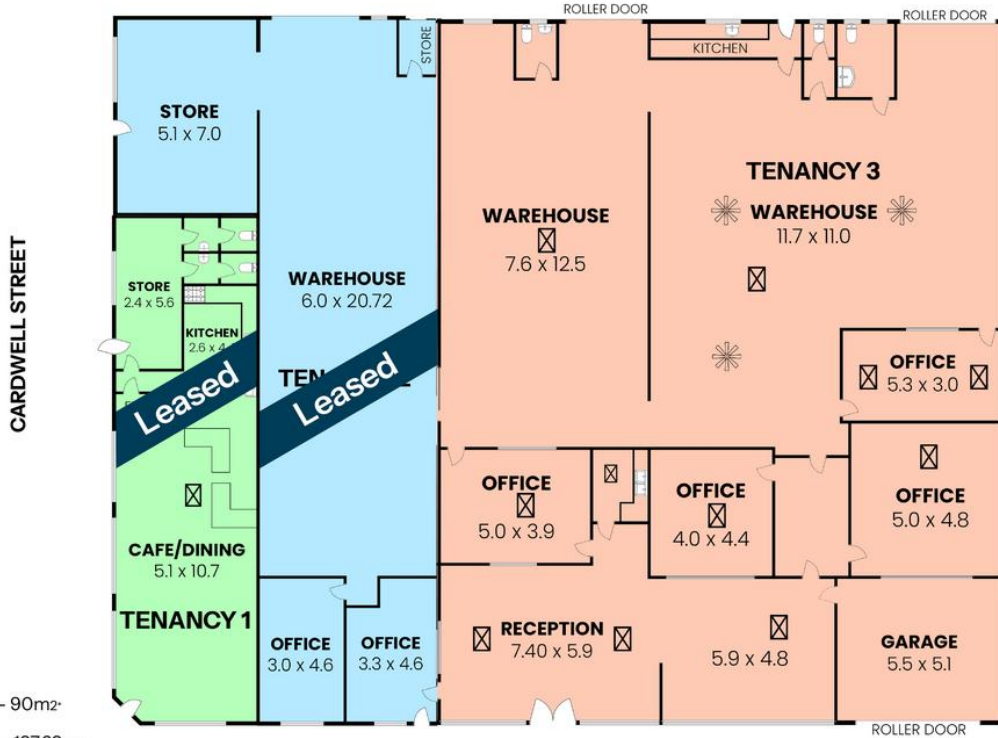
81 Flinders Street, ADELAIDE SA 5000

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CARDWELL LANE



- Tenancy 1 - 90m²
- Tenancy 2 - 187.62m²
- Tenancy 3 - 470.38m²

748.00m²
 *Approximately

ANGAS STREET

264 - 270 Angas Street, Adelaide

