



Adelaide, 58-60 Gawler Place

Landmark Character Leasing Opportunity in the Heart of Adelaide CBD

LJ Hooker Commercial is proud to present for lease 58-60 Gawler Place, Adelaide. The property offers a flexible space which would suit a mix of uses from retail to the ground floor to offices/consulting rooms to the upper floors.

The property is located in a prime position just off Rundle Mall in the heart of the Adelaide CBD. The property has an iconic past, formerly home to Allan's Music.

Undeniably located at the core of the Adelaide CBD and Retail hub. 58-60 Gawler Place is located just off the main retail precinct Rundle Mall and within walking distance off the centre business district Grenfell Street. Perfectly positioned the property offers a prominent and flexible space to truly take advantage of this location.

Rundle Mall is home to some of Adelaide's premium retail shopping precincts which

 **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.

For Lease
Contact Agent

Building Area
190-2,000sqm

Contact
Mark Tettis
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Adelaide
(08) 8232 8844

include The Myer Centre, City Cross, David Jones and Rundle Place. In conjunction with these centres there is major foot traffic generated to nearby destination stores such as, Nespresso, Mezzucchellis, Office Works, H&M, Hype, JB Hi-Fi, Priceline Pharmacy among many others.

Along Grenfell Street are is the quintessential hub for the business district at the core of the CBD. Along the road provides many public transport options with bus and tram facilities available within a 5 minute* walk. Also, there are convenient and affordable parking options closeby.

The property offers a chance to be positioned in this premium location.

To the ground floor there is an opportunity to secure a prime tenancy with a fantastic frontage of some 12.3m to Gawler Place with the ability to secure additional basement storage if so required.

The upper floors has been updated and provide a flexible space with refurbished carpets, painting and common bathrooms. The building is serviced by a common foyer with common staircase and lift to all floors.

The tenancies are as below:

- Ground Floor 385 sqm* - Leased
- Basement 405 sqm* - Leased
- 1st Floor 397 sqm*
- 2nd Floor 394 sqm* - Leased
- 3rd Floor 418 sqm*
- Total 1,999 sqm*

Key features of the property include:

- Individual floor plates of approx. 400 sqm*
- Flexible terms
- Excellent branding opportunities
- Recently refurbished
- 10 Gigabit connection
- Unrivalled ground floor retain opportunity with excellent frontage
- Take advantage of foot traffic
- Rear access via Frances Street (off Rundle Mall)
- Real loading available to upper floors
- 12.3m* frontage to Gawler Place.

To arrange an inspection please contact Mark Tettis 0433 139 892.

RLA 231 015

More About this Property

Property ID	7RDH94
Property Type	Retail
Building Area	190-2000 m ²

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