

## Norwood, 52-54 Fullarton Road

### Character City Fringe Office

LJ Hooker Commercial Adelaide is please to present for lease 52-54 Fullarton Road, Norwood.

Located on Fullarton Road, this tenancy presents a fantastic opportunity to lease this charming character office building with open place upstairs office area in this prominent city fringe location.

The building provides a reception/waiting room, boardroom, 5 large Consulting Rooms, kitchen, male and female amenities. To the upper floor is a large open plan office space and private balcony.

Key features of this tenancy include:

- 249 sqm\* lettable area
- High exposure main road position

**For Lease**  
Contact Agent

**Building Area**  
249sqm

**Contact**  
**Mark Tettis**  
0433 139 892  
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**Joanne Chapley**  
0403 056 889  
jo.chapley@ljhcommercialadelaide.com.au



**Adelaide**  
**(08) 8232 8844**

**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.



- Rear on-site parking for up to 6 cars
- Suited to office/consulting/medical/NDIS
- Private balcony
- Ducted reverse cycle
- Solar system
- Close to The Parade and Adelaide CBD
- 23,600\* cars passing daily (DPTI)
- Signage opportunities

Additional parking available can be secured through private negotiations with the neighbouring property, if so required.

For more information or to inspect, please contact Mark Tettis on 0433 139 892 or Jo Chapley on 0403 056 889.

\* approx.

\*\* 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.

RLA 231 015

## More About this Property

Property ID	8EXH94
Property Type	Offices
Building Area	249 m2

### Mark Tettis 0433 139 892

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### Joanne Chapley 0403 056 889

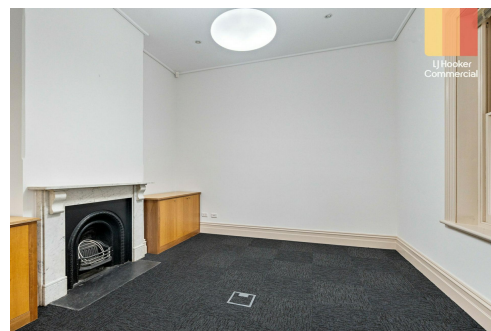
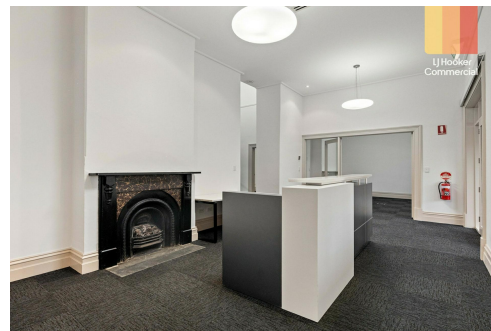
Sales and Leasing - Commercial | [jo.chapley@ljhcommercialadelaide.com.au](mailto:jo.chapley@ljhcommercialadelaide.com.au)

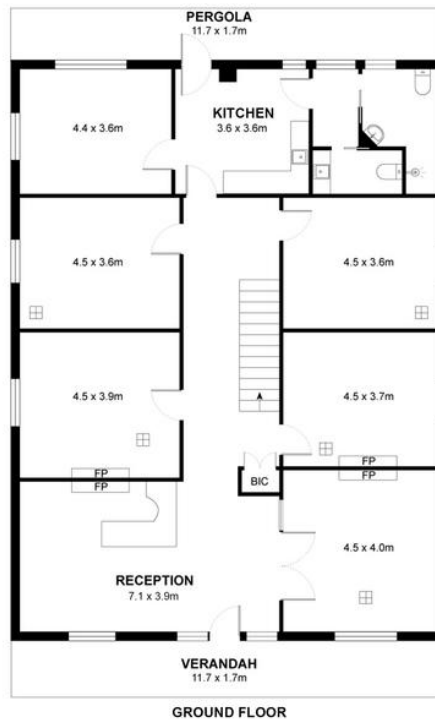
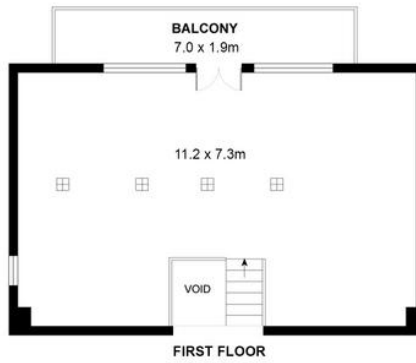
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Ground Floor: 172m<sup>2</sup>  
 First Floor: 77m<sup>2</sup>  
**Total Lettable Area: 249m<sup>2</sup>**

Ground Floor Verandah: 20m<sup>2</sup>  
 Ground Floor Pergola: 20m<sup>2</sup>  
 First Floor Balcony: 13m<sup>2</sup>



**52-56 Fullarton Road, Norwood SA 5067**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.