



9 Charles Street, Allenby Gardens

## Western Suburbs Industrial Opportunity

LJ Hooker Commercial Adelaide is proud to present to market for lease, 9 Charles Street, Allenby Gardens.

Ideally positioned just off Grange Road, this well-presented industrial facility offers a total building area of approximately 240 sqm, comprising 167 sqm of clear-span warehouse and 73 sqm of office and amenities.

The warehouse provides internal clearance of approximately 5.2m—5.7m and is accessed via a tilt-up door measuring 3.2m wide x 4.3m high. Excellent natural light is provided by skylight panels. The property also benefits from up to six on-site car parks.

The air-conditioned office area is bright and functional, complemented by male and female amenities, kitchenette facilities, data and voice cabling, alarm system, security lighting, and three-phase power.

Key Features:

- Total building area of approximately 240 sqm
- 167 sqm clear-span warehouse
- " 73 sqm office and amenities

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**  
240sqm

### AGENTS

Mark Tettis  
0433 139 892  
[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)

Daniel Ferraro  
0422 626 995  
[daniel.ferraro@ljhcommercialadelaide.com.au](mailto:daniel.ferraro@ljhcommercialadelaide.com.au)

### AGENCY

Adelaide  
(08) 8232 8844

 **LJ Hooker Commercial**

- " Warehouse clearance of 5.2m–5.7m
- Tilt-up door access (3.2m wide x 4.3m high)
- Up to 6 on-site car parks
- conditioned office accommodation
- Male and female amenities plus kitchenette
- Alarm system and security lighting

An excellent opportunity to secure a practical industrial facility in Adelaide's sought-after inner-west.

For further information or to arrange an inspection, please contact the exclusive leasing agents.

Mark Tettis 0433 139 892  
Daniel Ferraro 0422 626 995

- 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.
- \*\*All areas are approximate and subject to a final survey following practical completion.

## MORE DETAILS

Property ID	8MVH94
Property Type	Industrial/Warehouse Showrooms/Bulky Goods Medical/Consulting
Building Area	240 m <sup>2</sup>
Land Area	448 m <sup>2</sup>

### Mark Tettis 0433 139 892

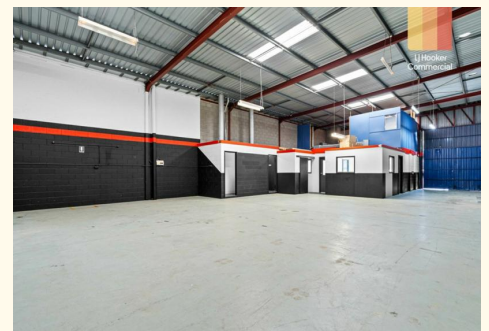
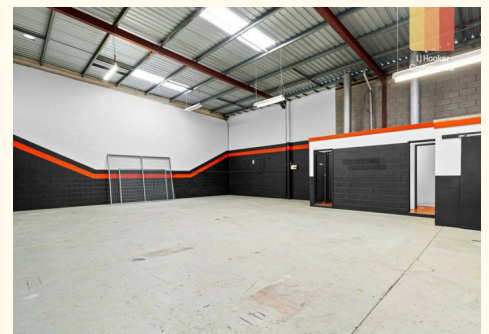
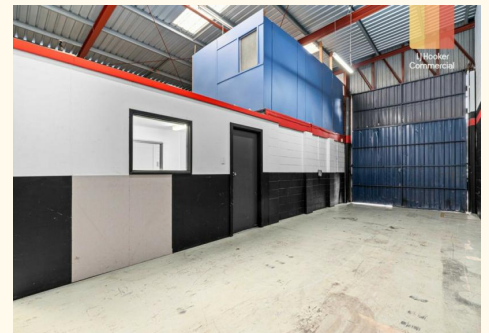
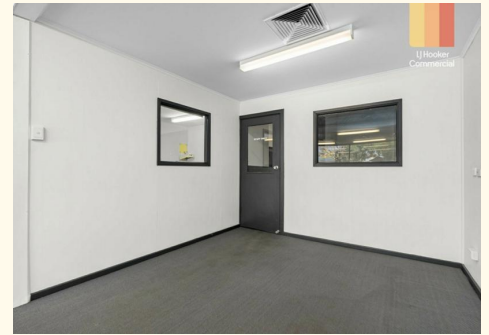
Director - Commercial Sales & Leasing |  
mark.tettis@ljhcommercialadelaide.com.au

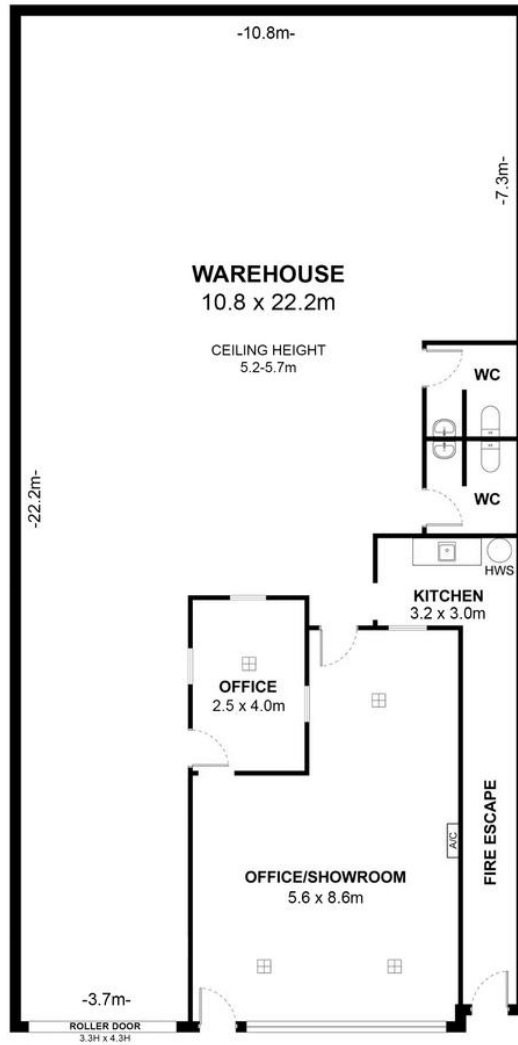
### Daniel Ferraro 0422 626 995

Commercial Sales & Leasing - Partner |  
daniel.ferraro@ljhcommercialadelaide.com.au

### Adelaide (08) 8232 8844

81 Flinders Street, ADELAIDE SA 5000  
adelaide.ljhcommercial.com.au |  
commercialadelaide@ljhcommercialadelaide.com.au





Offices/amenities: 73m<sup>2</sup>  
 Warehouse: 167m<sup>2</sup>  
**NET LETTABLE AREA: 240m<sup>2</sup>**  
 Measurements are approximate



**9 Charles Street, Allenby Gardens, SA 5009**

**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.