



Regency Park, 3/36 Tikalara Street

Neat and Tidy Strata Office Warehouse Unit

LJ Hooker —Flinders Park are enthused to market for sale this Strata Office Warehouse unit. situated within 15 minutes of the Adelaide CBD and close to major transport corridors, this property boasts value convenience for investors or owner occupiers alike!

Versatile space comprising office and warehouse storage with a Gross Lettable area of 96 square metres approx. within close proximity to Northern Connector, Churchill Road.

Key property features

- * GLA of 96 square metres approx.
- * Two on-site car parks.
- * Well maintained strata complex.

The property is situated within a neat and well presented set of units, in a tightly held location and offers great exposure to the occupant.



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 Sale
For Sale By Negotiation

Building Area
96sqm

Contact
Fred Ettorre
0413 445 915
fred@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

Vendor to vacate shortly after settlement with extended settlement timeframes welcome.
Occupancy required till December 2024.

For sale by Offer and Negotiation.

For all enquiries or to arrange an inspection by appointment only, contact Fred Ettorre of LJ Hooker —Flinders Park.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339

More About this Property

Property ID	HF6H67
Property Type	Industrial/Warehouse
Building Area	96 m²

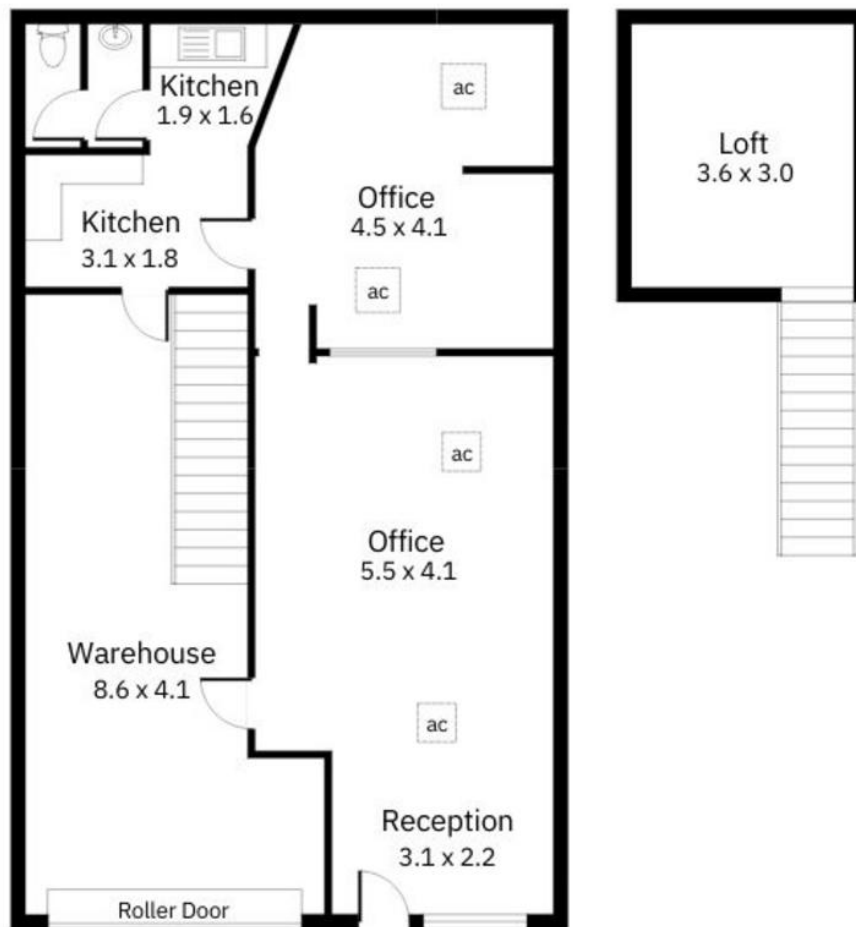
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Roller Door Height = 3.7m
 Roller Door Height = 3.6m
 Warehouse Ceiling Height = 5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

