

FOR LEASE

GLENSIDE

296 GREENHILL ROAD



OPPORTUNITY TO SECURE A WELL PRESENTED OFFICE / SHOWROOM WITH ADDITIONAL OFFICE / STORAGE AREA – TOTAL AREA OF APPROX 215 SQ.M. THE SUBJECT PREMISES IS SET ON A PROMINENT CORNER LOCATION, WITH REAR ACCESS AND ON-SITE PARKING FOR UP TO TEN (10) VEHICLES.

FEATURES INCLUDE EXCELLENT NATURAL LIGHT, REVERSE CYCLE AIR CONDITIONING, QUALITY STAFF AMENITIES, CELLAR STORAGE, AND A FREE-STANDING A/C OFFICE / STORAGE ROOM AT REAR.

Terms of Lease:

Area: - Total building area of approx 215 square metres.

Rental: - Rental required is \$59,750.00 P.A. + GST + Outgoings. **Lease Term:** - Initial lease term of Five (5) years is essential with option to

in Third lease term of 1 We (b) years to essential with optic

extend for additional term available.

Outgoings: - Unless individually assessed, incoming Tenant is to pay property

Council Rates, SA Water & Sewer rates, Emergency Services Levy, property management costs, and building insurance premium as well as for own business insurance premiums

including public liability and plate glass insurance.

Guarantees: - Any incoming Tenant will be required to provide personal

guarantees for the performance of the lease in addition to a bank

guarantee equivalent to Three (3) month's rental + GST.

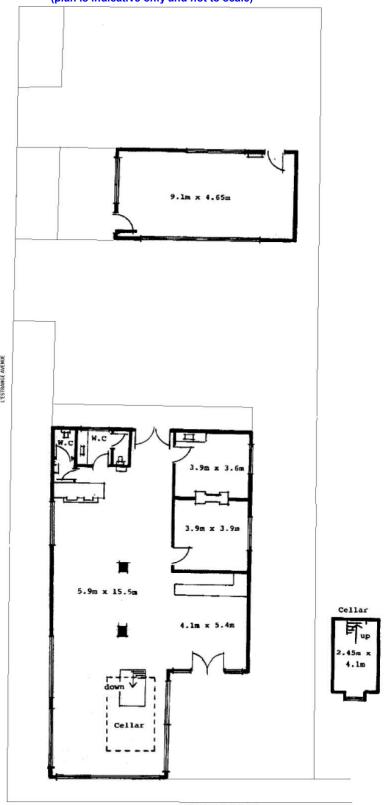
FOR FURTHER DETAILS & INSPECTION CONTACT SOLE LEASING AGENT NEGOTIATORS REAL ESTATE GEORGE ZOGOPOULOS 0412 824 278

OFFICE: 8410 6444



Site Plan: 296 Greenhill Road, Glenside.

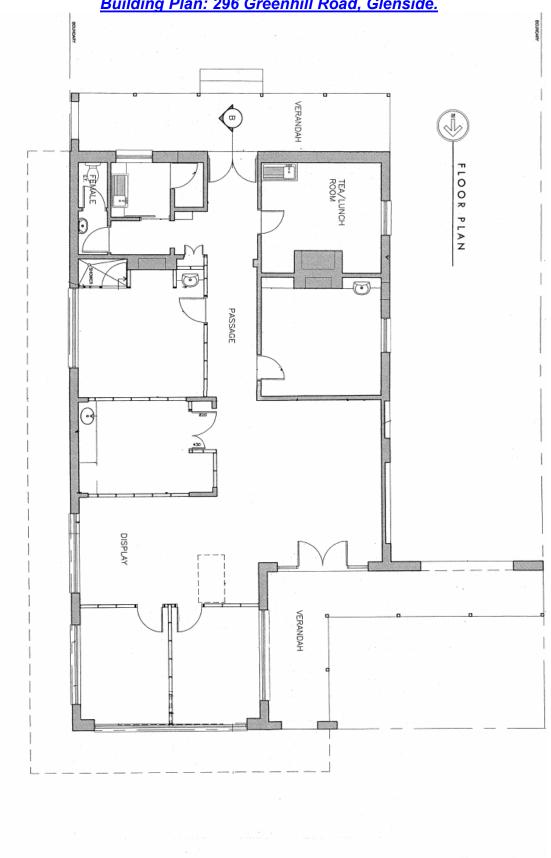
(plan is indicative only and not to scale)



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Building Plan: 296 Greenhill Road, Glenside.





Photos









