

# for lease

U2/148 Henley Beach Road, Torrensville

## FANTASTIC BOUTIQUE OFFICE OR STUDIO

A rare opportunity exists to lease a unique, stand-alone building behind 148 Henley Beach Road, Torrensville, accessed off Huntriss Street.





## U2/148 Henley Beach Road Torrensville



EXISTING LAYOUT



OPEN PLAN LAYOUT



At 84sqm in size, this outstanding space has recently received a complete transformation with new fixtures and fittings including kitchenette, disabled access W/C, LED lighting and high quality laminate flooring. The rectangular floor plan offers an easy-to-work-with layout plus allocation for reception/waiting area to the front entry.

Operable black aluminium-framed windows fitted to the southern elevation bring in a valuable supply of natural light and fresh air. The space is also serviced by reverse cycle air conditioning.

On-site parking is available behind the boundary fence with automated sliding gate and sensor lighting which provides an added level of security after hours.

This space is on the doorstep of popular shops, cafes, restaurants and offices within the Henley Beach Road business centre.

Centrally located, the tenancy sits less than 4km's to the Adelaide CBD and Airport and is in close proximity to the major South Road and Henley Beach Road intersection.

Available for occupation late February 2019.

Please contact the Leasing Manager for further details or to arrange for a private inspection.

**M A R A S**  
Group

**Paul Sawyer**  
*Leasing Manager*

0411 505 103  
[www.marasgroup.com.au](http://www.marasgroup.com.au)



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