

For Lease.



KENSINGTON PARK

332A Magill Road

Exceptional Leasing Opportunity on Busy Magill Road

Position your business for success in this beautifully presented, modern office or retail tenancy with exceptional main road exposure. Perfectly located on busy Magill Road, this property offers excellent signage opportunities and easy access for customers and clients alike.

Key Features

- Flexible floor plan to suit office or retail
- Exceptional office fitout with full height glazed partitioning
- Open work station area, 3 offices & a boardroom
- Excellent exposure to thousands of passing vehicles daily
- 4 reserved car parks at rear
- Air-conditioned, light-filled interiors with quality finishes
- Strong local demographics and close proximity to The Parade, Norwood, and the city

Professional services, boutique retailers, beauty & wellness operators, medical, or creative studios. Don't miss this rare opportunity to secure a prime position in Kensington Park's thriving commercial strip.

Contact

Lyndon Cocks

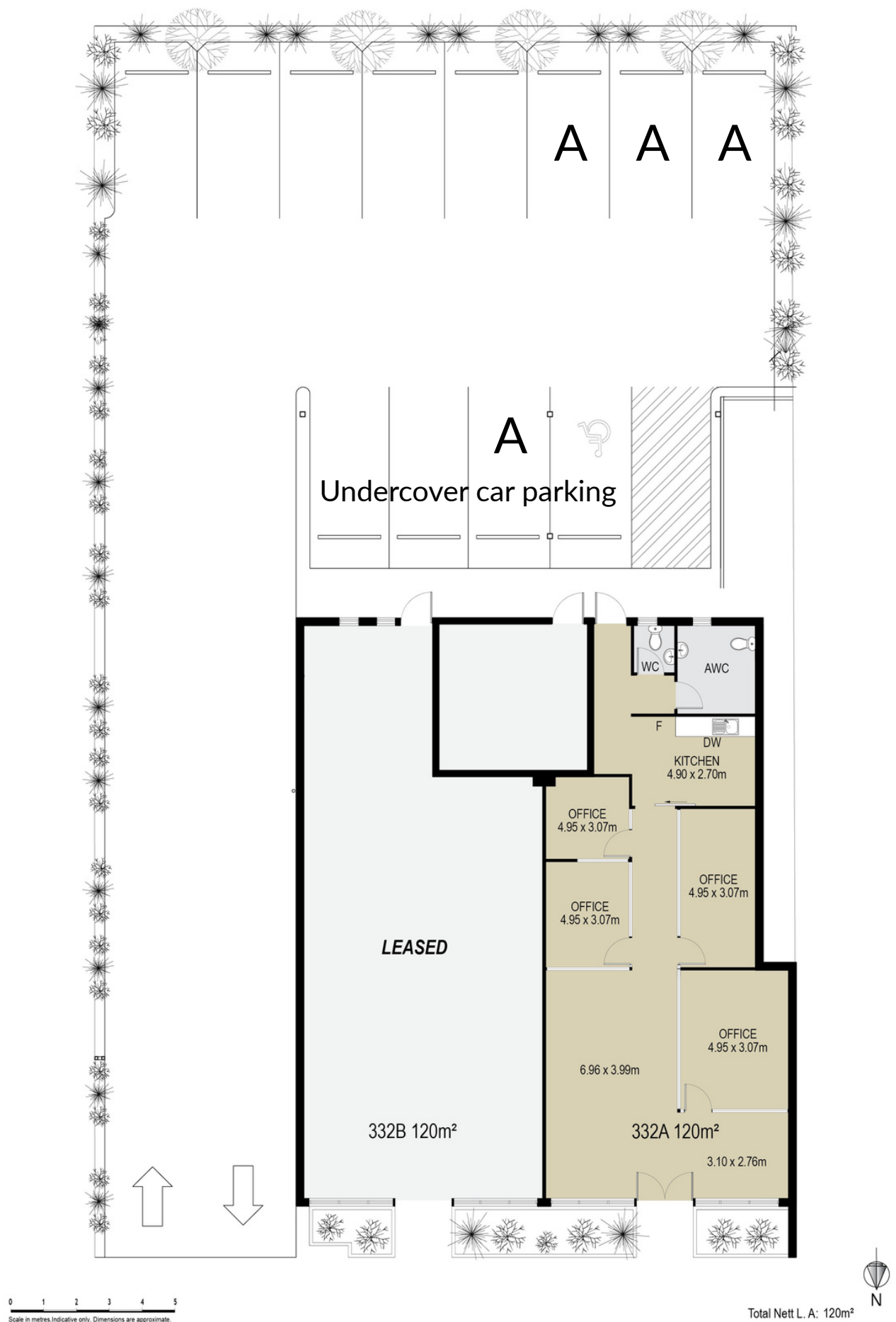
0438 849 650

lyndon.cocks@belleproperty.com



Lease Details.

Address	332A Magill Road, Kensington Park SA 5068
Floor Area	120 sqm *
Use	Commercial Office / Retail
Indicative Lease Terms	
Rent	\$45,000 net (plus GST) per annum
Outgoings	\$9,393 (plus GST) per annum
Car Parks	4 included in rent
Accessibility	Disabled car park and amenities
Available	February 2026
Term	Preferred 3-5 years
Rent Reviews	Annually by 4.5% and to market at renewal
Security	Bank Guarantee and Directors Guarantees



332 Magill Road, Kensington Park