

# For Lease.



## WAYVILLE 24-25 Greenhill Road

### Modern City Fringe Offices

Belle Property Commercial Adelaide are delighted to present 24-25 Greenhill Road, Wayville to the market for lease. This modern office building offers an exceptional opportunity to position your business on Adelaide's premier city fringe boulevard.

#### Key highlights:

- Whole ground floor - 855 sqm
- Spacious office tenancy ready for fit-out
- Thoughtfully upgraded interiors – new bathrooms, new lighting, new carpet
- Modern building & sleek entrance foyer
- Sweeping parkland views your team will love
- Prime city fringe location
- Outdoor balcony
- Light-filled workspaces with floor-to-ceiling windows
- Lift access and full accessibility throughout
- 33 reserved under croft car parks
- Easy access to major arterial roads and public transport
- Nabers Exempt



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# Lease Details.

<b>Address</b>	24 - 25 Greenhill Road, Wayville
<b>Floor Area</b>	Whole Ground Floor - 855sqm approx.
<b>Use</b>	Commercial Office

## Indicative Lease Terms

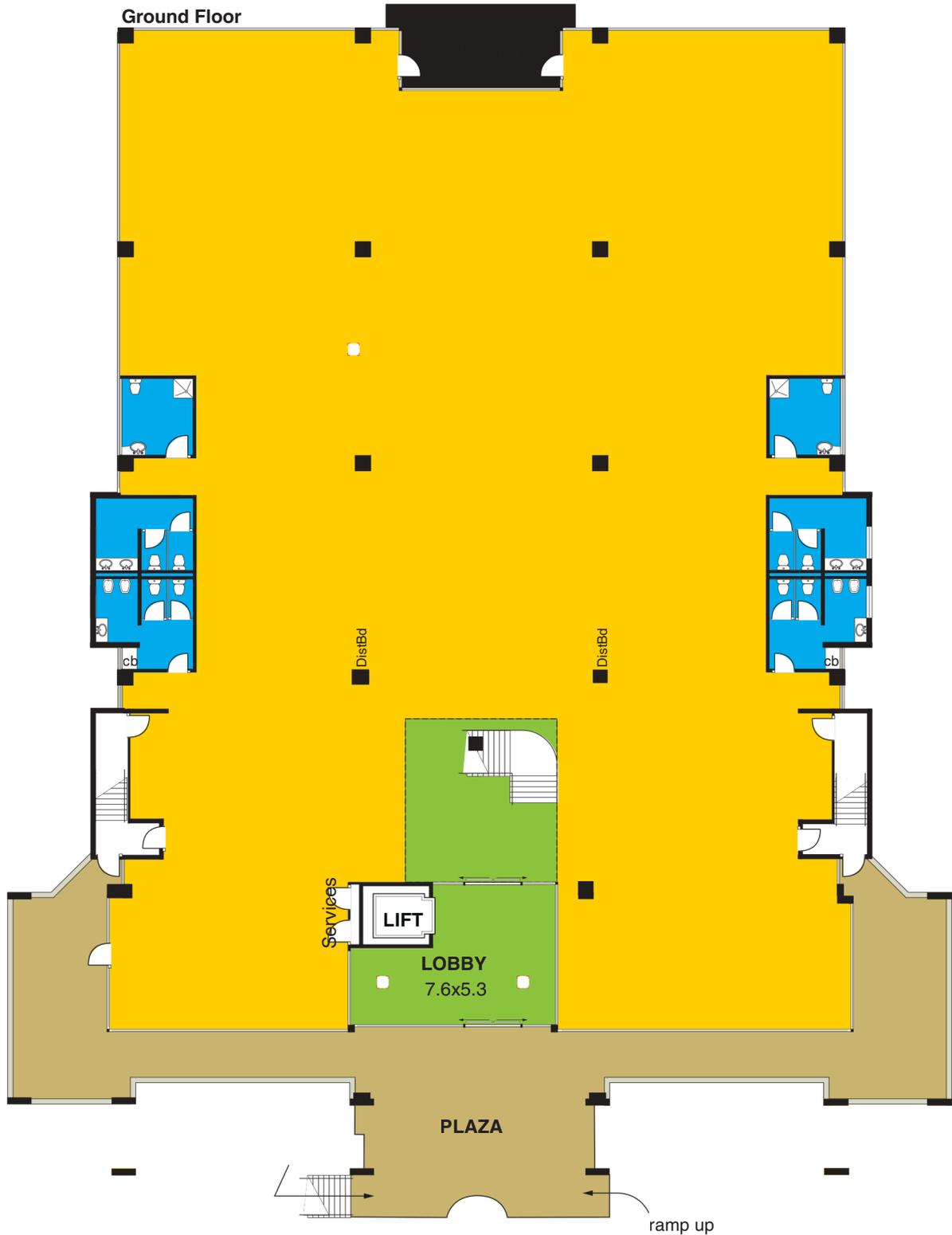
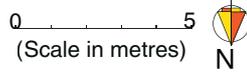
<b>Rent</b>	\$425/sqm + GST per annum
<b>Outgoings</b>	Semi - Gross
<b>Term</b>	Preferred 5 Years
<b>Rent Reviews</b>	Annually by 4.5% and to market at renewal
<b>Available</b>	Immediately
<b>End Of Trip</b>	Amenities and Shower facility on each level
<b>Accessibility</b>	Lift access / DDA amenities
<b>Security</b>	Bank Guarantee and Directors Guarantees
<b>Car Parking</b>	33 undercover parks - \$100 + GST per park per month

# Ground Floor.

24 - 25 Greenhill Road, Wayville  
Ground Floor

**ESTIMATED NET LETTABLE AREA**

Net Lettable Area	855 sq. metres
Area of Toilets	65 sq. metres
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Total Floor Area	920 sq. metres
Lobby Area	61 sq. metres
Complies with the PCA Method of Measurement	



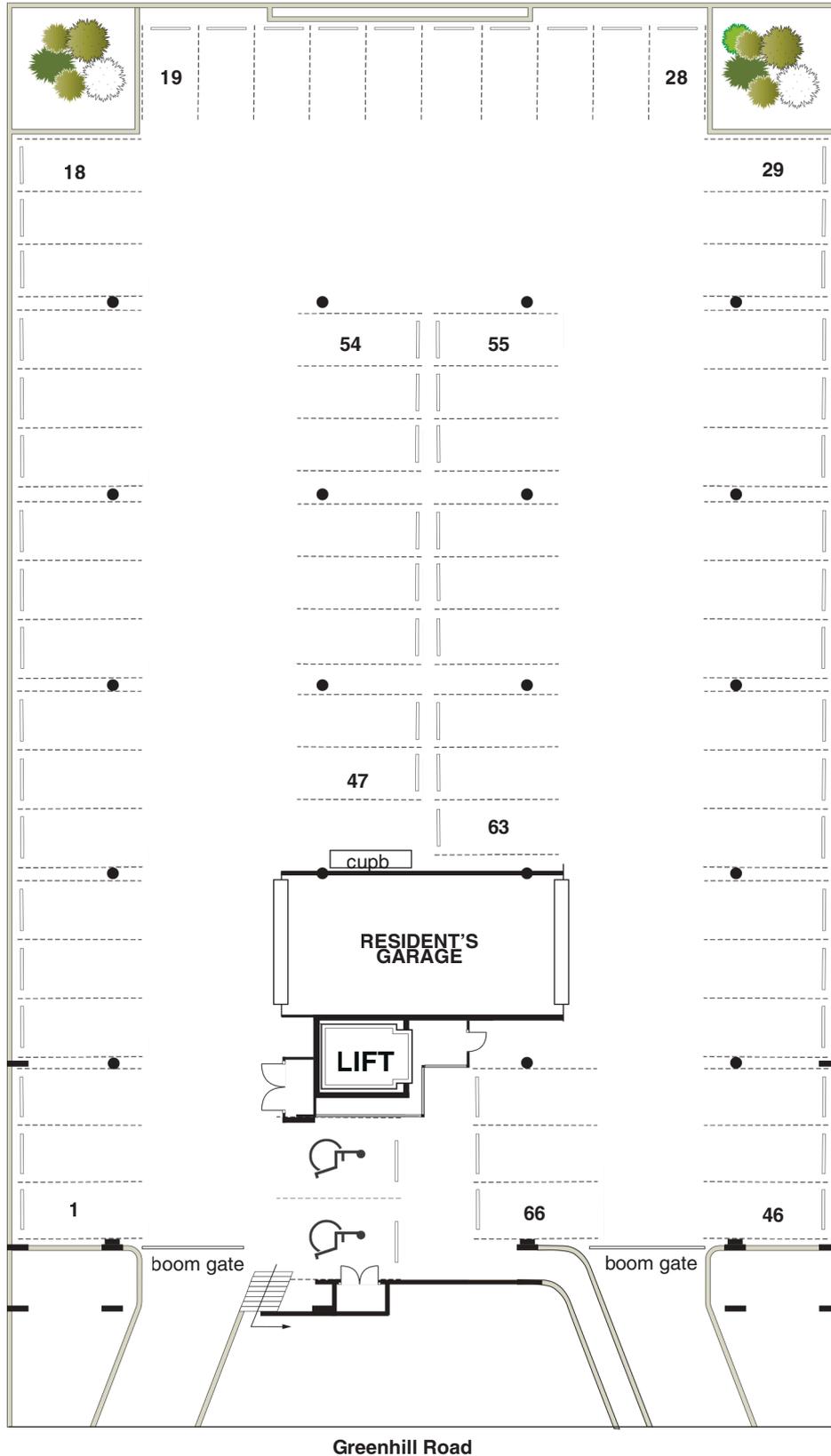
Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given and interested parties must rely on their own enquiries. Belle Property Commercial Adelaide (ABN 54 625 130 841) RLA 287133. \*All measurements are approximates only.

# Undercroft/Carpark.



24 - 25 Greenhill Road, Wayville  
Undercroft Parking

0 5 Z  
(Scale in metres)



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