

For Lease.



NEWTON 20 Benjamin Street

High Clearance Modern Warehouse

Belle Property Commercial Adelaide is delighted to present 20 Benjamin Street, Newton to the market for lease. Positioned in the established industrial pocket of Newton, this versatile near new warehouse presents an excellent opportunity within proximity to Adelaide's north-eastern corridor.

Key highlights:

- 622.7sqm* prime office / warehouse facility plus additional 83.5sqm* mezzanine
- High-clearance warehousing spanning 6 – 7 metres
- Auto roller door 5m high x 6m wide
- Current sectioned rear warehouse can have wall removed to open the area
- Air-conditioned office space plus workshop area
- High bay LED lighting and sky-lighting
- Kitchen bathroom and shower facility
- Concrete hardstand and parking for 7 vehicles
- Site secured by sliding auto gate and fenced
- Cul-de-sac location providing ease for commercial vehicle access
- Close proximity to Bianco Construction Supplies



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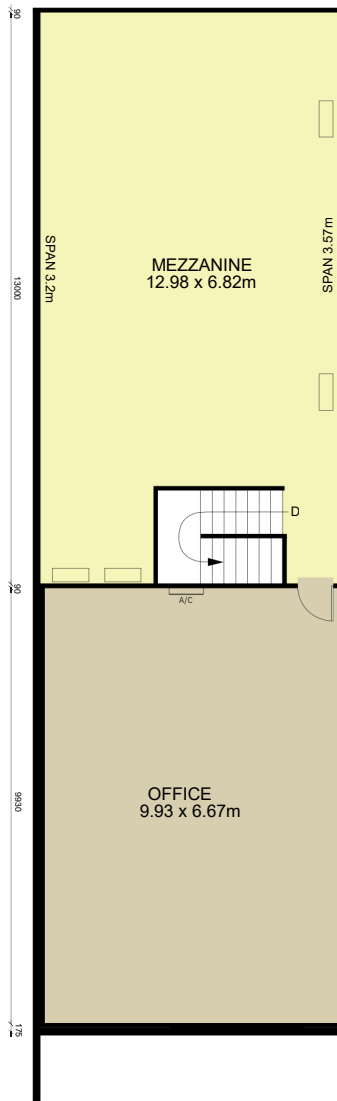


Lease Details.

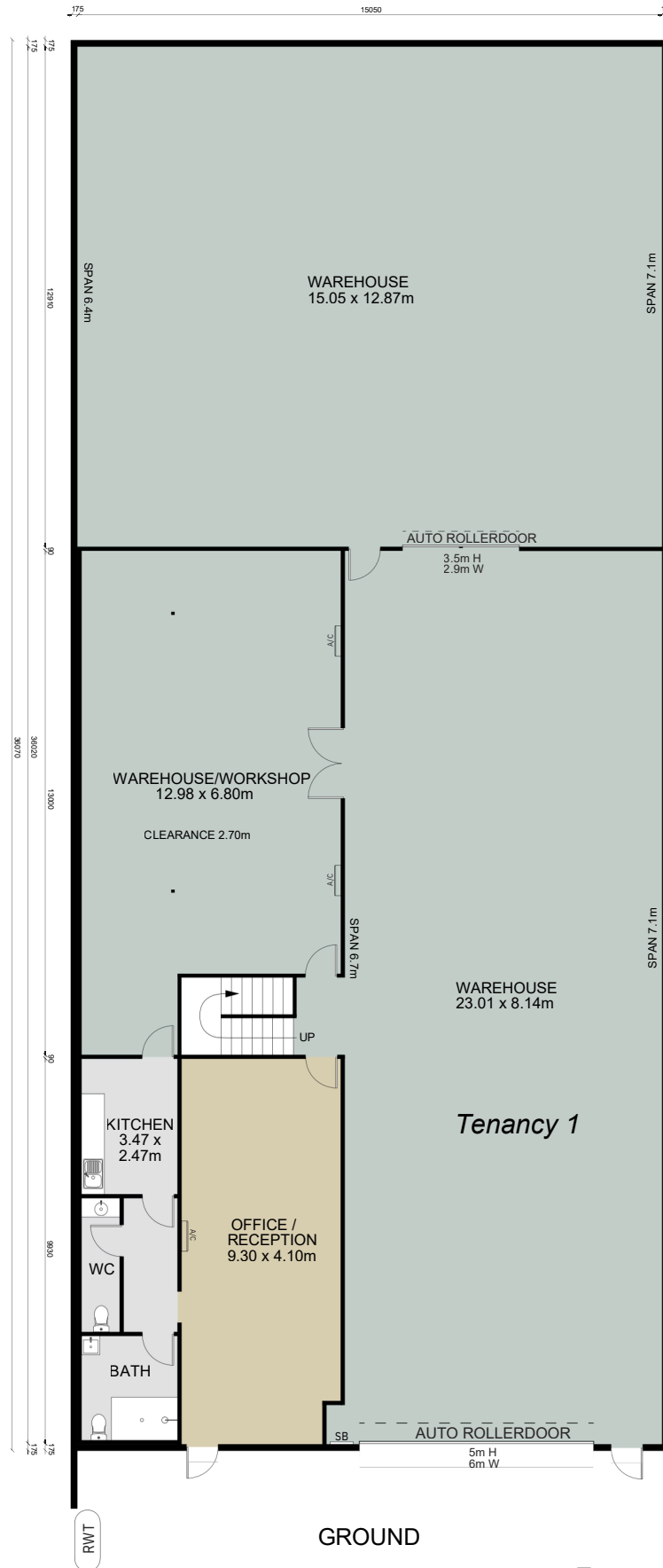
Address	20 Benjamin Street, Newton SA 5074 (Tenancy 1)
Floor Area	622.7sqm* plus 83.5sqm* mezzanine
Use	Warehouse

Indicative Lease Terms

Rent	\$121,500 per annum plus GST
Outgoings	\$15,340 per annum plus GST
Term	Preferred 5 Years
Rent Reviews	Annually by 4.5% and to market at renewal
Available	Immediately
End Of Trip	Shower facility
Security	Bank Guarantee and Directors Guarantees
Car Parking	On site car parking for 7 vehicles



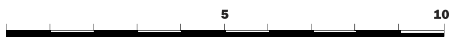
LEVEL 1



GROUND

Tenancy 1

Office & Amenities: 131.82m²
 Warehouse: 490.87m²
Total Gross L. A: 622.69m²
 Mezzanine: 83.52m²



Scale in metres indicative only. Dimensions are approximate.

20 Benjamin Street, Newton