

For Lease.



NORWOOD 1/47 The Parade

Approved Medical Consulting Rooms in Norwood

Belle Property Commercial Adelaide is delighted to present this remarkable almost walk-in ready medical lease opportunity well-positioned in one of Adelaide's most established and sought-after inner-eastern precincts.

Key Highlights:

- 77 sqm* with 2 consulting rooms (with sinks)
- Vibrant reception, with store room, kitchenette and 2 consulting rooms
- Abundance of natural light
- On site car parking accessed from Beyer Street
- Separate Male and Female amenities
- Close to public transportation
- Private rear tenancy

Thoughtfully designed to create a lasting impression, the space offers a refined setting to welcome clients / patients while providing an inspiring warm workplace to operate from.

Bathed in natural light, the expansive windows both externally and through the atrium create a bright, welcoming and uplifting atmosphere throughout the day.

Located on The Parade, Norwood, this versatile medical space offers an excellent opportunity for businesses seeking a professional address with convenient access to retail, cafés, restaurants, public transport and the Adelaide CBD.



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Lease Details.

Address	1/47 The Parade, Norwood SA 5067
Floor Area	77 square metres approximately
Use	Consulting Rooms/Office

Indicative Lease Terms

Rent	\$40,000 per annum plus GST
Outgoings	\$15,332 per annum plus GST
Term	Preferred term 3-5 years
Rent Reviews	Annually by 4.5% and to market at renewal
Available	Now
Security	Bank Guarantee and Directors Guarantees

**47 The Parade, Norwood
Suite 1**

■ ESTIMATED GROSS LETTABLE AREA RETAIL:

77 sq. metres

Complies with the PCA Method of Measurement

