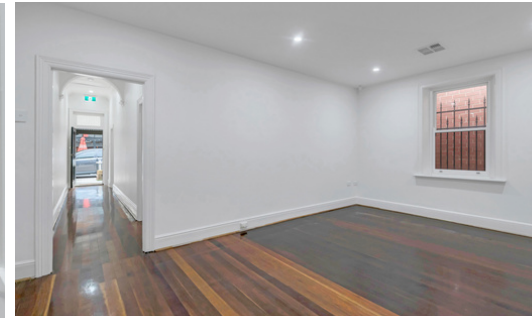


For Lease.



ADELAIDE 26 Market Street

Exceptional Character Office with Parking

Position your business within this outstanding leasing opportunity at 26 Market Street. Offering a highly accessible location, this versatile commercial space is perfectly suited for professional office or consulting.

Surrounded by the law court precinct, central market, established retailers, cafés and public transport, the property enjoys excellent connectivity and convenience, placing your team and clients within easy reach of everything the city has to offer.

Key Highlights:

- Beautifully upgraded and presented sandstone cottage offices
- Prime law court precinct location
- 3 office areas plus kitchen and bathroom
- Reverse cycle ducted air conditioning
- LED lighting
- Timber flooring
- Kitchen with dishwasher, oven and cooktop
- Security system
- Outdoor kitchenette for entertaining
- Onsite parking for 2-3 vehicles accessed by remote roller door at rear



Lyndon Cocks
Director - Investment Sales & Leasing
0438 849 650
lyndon.cocks@belleproperty.com



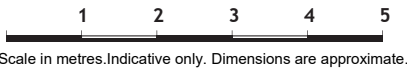
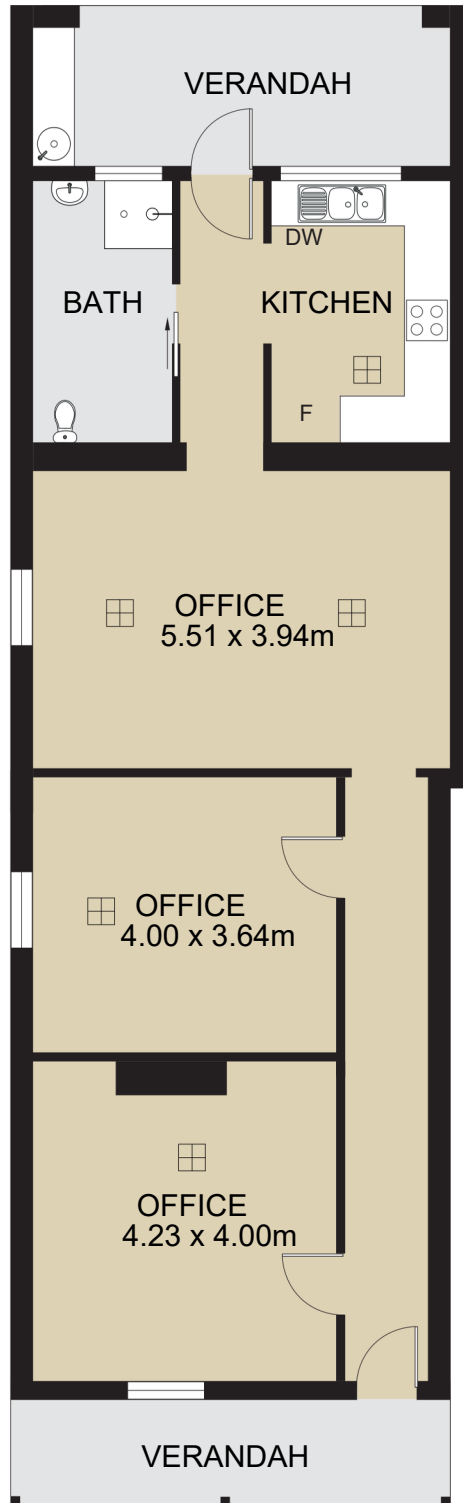
Lease Details.

Address	26 Market Street, Adelaide SA 5000
Floor Area	85sqm*
Use	Commercial Office

Indicative Lease Terms

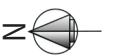
Rent	\$40,000 per annum plus GST
Outgoings	\$10,460 per annum plus GST
Car Parking	\$4,800 per annum plus GST
Term	Preferred 3-5 years
Rent Reviews	Annually by 4.5% and to market at renewal
Available	Now
Accessibility	Disabled toilet with shower
Security	Bank Guarantee and Directors Guarantees

CARPARK



Scale in metres. Indicative only. Dimensions are approximate.

Building Area: 85m²
Rear Verandah: 12m²
Front Verandah: 8m²



26 Market Street, Adelaide

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.