

For lease.



ROSE PARK 22 Kensington Road

Consulting Rooms/Professional Offices

This delightful Character Sandstone Villa is located just minutes from the CBD core. On the southern side of Kensington Road, the property affords terrific signage exposure for your business.

The property is approved for medical consulting use and has rear laneway access to valuable on site car parking for up to 6 vehicles*.

Key Highlights:

- 216sqm* lettable area
- Character Villa comprising 7 main rooms plus amenities (2 w/c's and kitchen) and dry cellar storage
- High Ceilings
- Solar system
- Private carpark (up to 6 spaces)
- Dual laneway access to carpark (off Kensington Rd and Eliza Lane)
- Zoned ducted reverse cycle air conditioning system.
- Sensational location, only minutes from the CBD, Norwood & Greenhill Road

The combination of high visibility, easy accessibility, and prestige positioning within Rose Park makes this an outstanding opportunity for businesses seeking both exposure and a premium address in Adelaide's tightly held eastern corridor.



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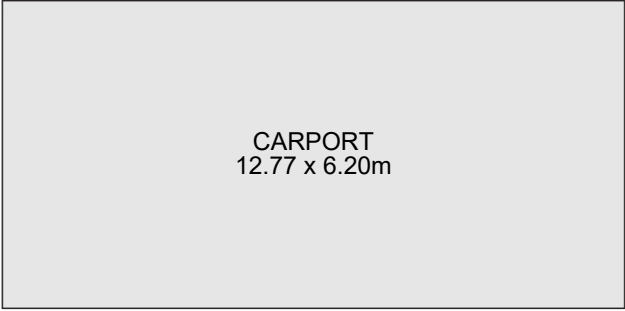


Lease details.

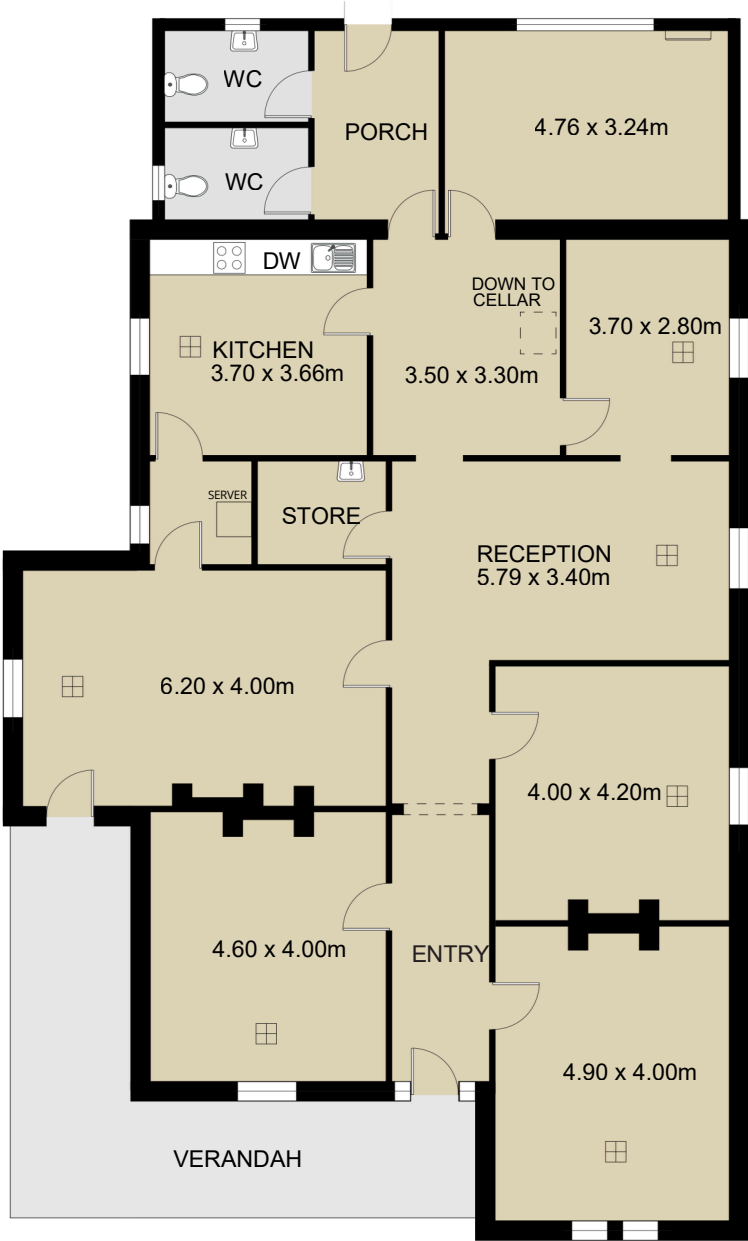
Address	22 Kensington Road, Rose Park SA 5067
Floor Area	216sqm* plus cellar
Use	Office/Medical Consulting

Indicative Lease Terms

Rent	\$80,000 (plus GST) per annum
Outgoings	Estimated \$14,000 (plus GST) per annum
Car Parking	6 cars*
Term	Preferred 3 to 5 years
Rent Reviews	Annually by 4% and to market at renewal
Security	Bank Guarantee and Directors Guarantees



A/C



Building: 216m²
Carport: 78.7m²
Verandah: 23m²
Cellar: 10.5m²



0 1 2 3 4 5
Scale in metres. Indicative only. Dimensions are approximate.

22 Kensington Road, Rose Park

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.

