

For Lease.



ADELAIDE 28 Hurtle Square

Unique Two-Level Character Refurbished Office

Belle Property Commercial Adelaide is delighted to present this remarkable opportunity to lease a unique two-level character office space conveniently positioned opposite Adelaide's picturesque Hurtle Square.

Key Highlights:

- 181 sqm^{*}
- Generous office accommodation over two levels
- Fully refurbished throughout with new bathrooms, shower, and kitchen space
- Abundance of natural light
- 2 allocated car parks
- Close to public transportation
- Prime location with picturesque outlook

With two spacious levels at your disposal, you'll have ample room to design your dream workspace. Tailor your layout to match your business's every requirement.

This office space is more than just a place to work. Experience the perfect blend of modern functionality and timeless charm sure to impress clients and inspire your team, creating an environment that fosters creativity and productivity.

Large windows allow an abundance of natural light to flood both levels, enhancing the ambiance and reducing the need for artificial lighting during the day.

Nestled within the vibrant surroundings of Hurtle Square, this office space offers unparalleled convenience, with easy access to cafes, restaurants, and essential amenities.



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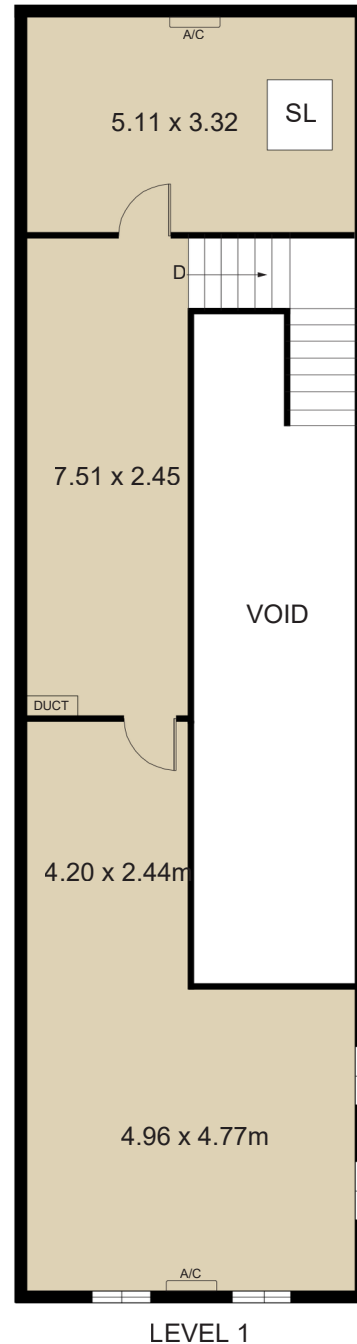
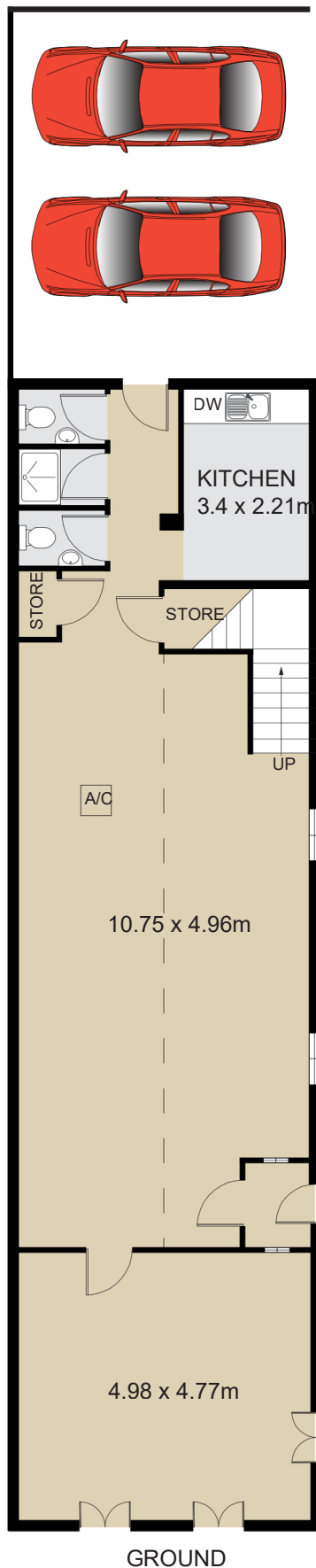


Lease Details.

Address	28 Hurtle Square, Adelaide SA 5000
Floor Area	181 square metres approximately
Use	Commercial Office

Indicative Lease Terms

Rent	\$63,000 per annum plus GST
Outgoings	\$9,982 per annum plus GST
Available	Available now
Car Park	\$6,000 per annum plus GST (2 spaces)
Amenities	2 x toilets and 1 shower
Rent Reviews	Annually by 4.5% and to market at renewal
Term	Preferred 3-5 years
Security	Bank Guarantee and Directors Guarantees



Scale in metres. Indicative only. Dimensions are approximate.

Ground: 102m²
Level 1: 78.5m²
Total Area: 180.5m²

28 Hurtle Square, Adelaide