

18 Belfast St, Henley Beach, SA 5022**Contact Agent**

Office Suite

**Brand new commercial space in Henley Beach ? ready to occupy**

A rare opportunity to secure a high quality, brand new commercial facility in a tightly held and highly sought after western suburbs location. Offering a versatile mix of warehouse, office and boardroom accommodation, properties of this calibre in Henley Beach are seldom available.

Open for Inspection

By Appointment.

Available now

- ? High clearance warehouse up to 6m*
- ? 5m high roller doors*
- ? Total lettable area of 252 sqm*

Key Features

- ? 3 phase power
- ? Modern kitchenette and bathroom amenities
- ? Disability access toilet
- ? Separate upstairs office or boardroom with reverse cycle air conditioning
- ? Reception or office entry with reverse cycle air conditioning
- ? On site car parking
- ? Quality finishes throughout
- ? Additional storage areas

Prime Location ? Henley Beach, SA

Positioned in one of Adelaide's most desirable western suburbs, this property offers excellent access to key arterial roads including Henley Beach Road, Tapleys Hill Road and Seaview Road. The location provides seamless connectivity to the Adelaide CBD, Adelaide Airport, Harbour Town and the wider metropolitan area.

- ? Approximately 9.5 km from the Adelaide CBD*
- ? Zoned Suburban Business Zone, allowing a wide range of light industrial, office, logistics, warehousing and shop or storage uses subject to council consent

Listed By

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