

**186 Prospect Rd, Prospect, SA 5082****\$59,000 + GST + OUTGOINGS**

Office Suite



## Price Reduced to Attract the RIGHT Tenant!

CAN BE TENANTED AS A WHOLE OR AS A PARTIAL TENANCY

High Quality Great Location to suit office or retail (STCC)

Superb High Quality Office Accommodation with valuable off street parking.

Unique corner access to allotment with massive storage shed ideal for file storage. Solve all your off site file storage problems.

Features Include;

- Floor plan disposed 15 Rooms
- Updated Shopfront
- High Quality Modern Office Accommodation
- Outstanding Exposure with Wide Frontage of 16.76m
- Unique Offering a 'rare' find in much sought after Prospect
- Building Lettable area of upto 280sqm approx.
- Ducted Air Conditioning plus Split System units (To boost Cooling)
- Huge Land Holding of 714sqm
- Flexible Floorplan
- On-Site private rear car parking for upto 10 cars with driveway access from Le Hunte St
- New Carpets tiles have been installed
- Variety of uses (STCC)
- Strong Street Presence
- Newly painted all walls doors and windows.
- Kitchen and toilets renovated.
- New led lightnings fixed for better light and power saving.
- Reception desk available as in the photos

### Listed By

The Office

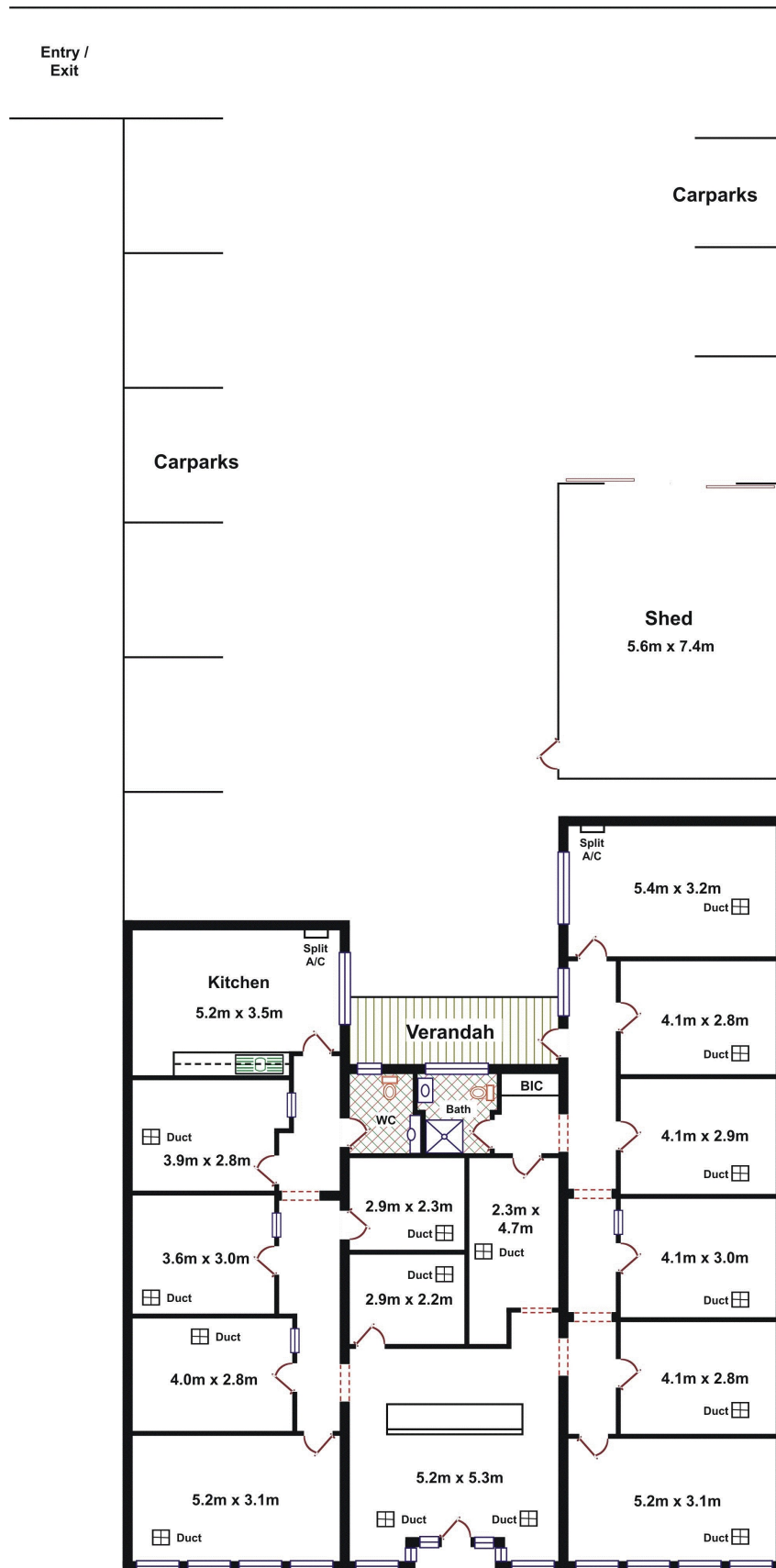
Phone: (08) 8342 2000

**Open for Inspection**

By Appointment.



Floorplan



**Please Note:** Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agents can accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

