LJ Hooker Mount Barker
RLA 185939
53 Gawler Street,
MOUNT BARKER SA 5251

76 Hutchinson St, Mount Barker, SA 5251

Under Contract

Office Suite









Commercial Premises in High Exposure Site

Positioned on high exposure Hutchinson Street, this property has a 20kW solar system installed on the roof, to significantly reduce your electricity bills.

Open for Inspection

By Appointment.

* Total floor space approx. 260 sqm.
* Single remote garage plus 4 off street carparks
* 1 x full kitchen with oven, cooktop and dishwasher, 1 x kitchenette
* 3 x toilets (1 x disabled) 1 x shower
* Versatile floorplan currently with 17 workstations & a boardroom
* 20kW solar system
* Available October

Existing tenants have utilised the space with additional internal walls and partitions to make additional office spaces, which will be fully removed to provide an open space to accommodate your own desired layout.

Property will be freshly painted inside and flooring will be removed, for you to fit out as you require.

Rent is $4,541 per month, including GST, plus outgoings

Current tenants' approximate outgoings for the last year were as follows:
Council Rates $352 per quarter
Emergency Services Levy $360 PA
SA Water $180 per quarter

For further information or to arrange an inspection, please contact Phil Chapman at LJ Hooker Mount Barker.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.

Listed By
Phil Chapman
Phone: (08) 8398 6300
Mobile: 0418 846 052

Listing Number: 3288910

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.