

**FELIXSTOW**  
495 Payneham Rd

**311 sqm**

**HIGH PROFILE QUALITY OFFICE 311 M2\* - MASSIVE EXPOSURE - RIGHT ON GLYNDE CORNER - RENT REDUCED!**

## Price on Application

Massive exposure, excellent fitout with boardroom, reception, 4 partitioned offices, safe, storage, kitchen/lunchroom, ample rear parking, excellent security, easy access and more. Lessor will install ground floor wc and disabled wc if required.

Over 40,000 vehicles\*\* passing daily! Call to arrange an inspection.

\*All areas/dimensions approx

- DPTI traffic volume survey

RLA 283100

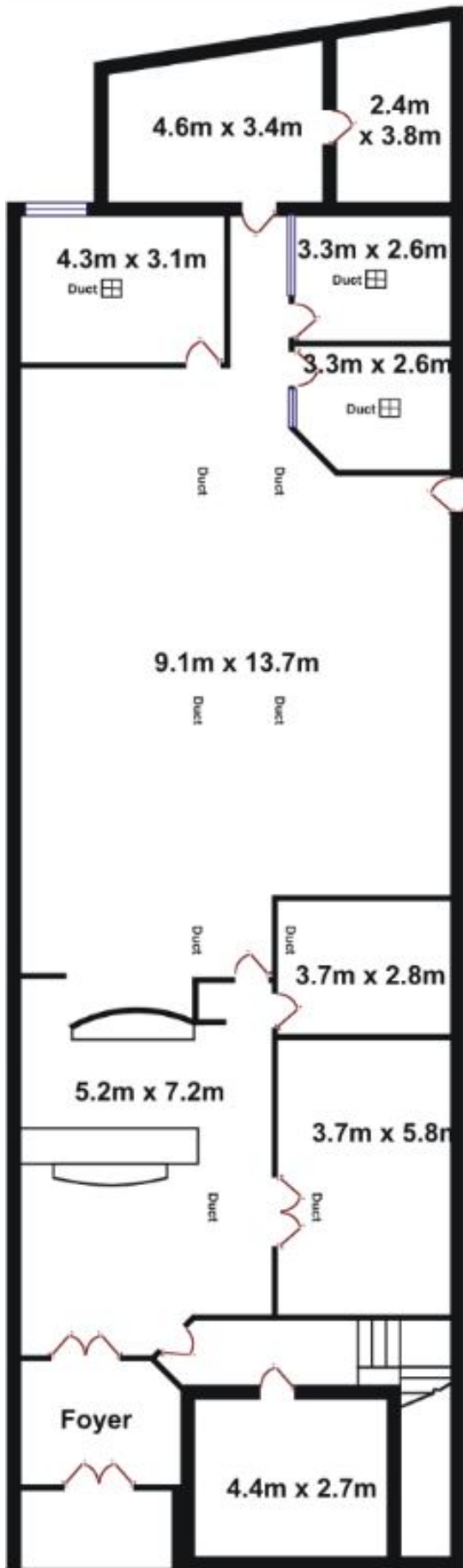
Property ID	L1216849
Property Type	Offices
Building / Floor Area	311
Land Area	312.0 sqm

## AGENT

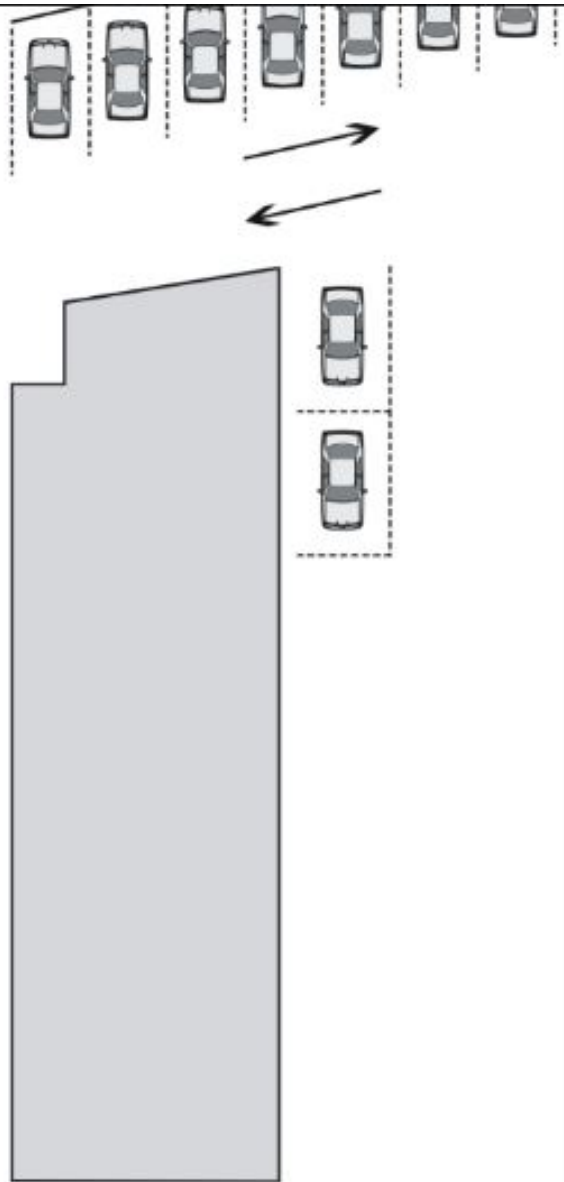
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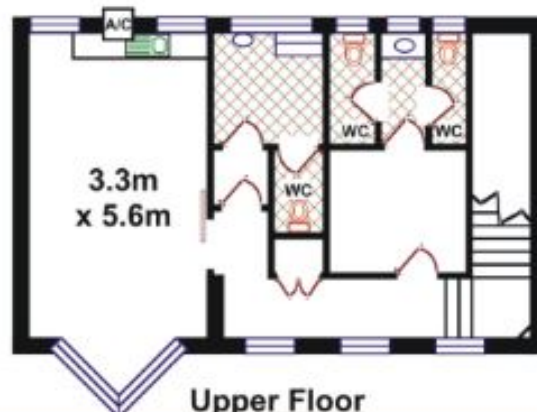
**Ground Floor**



**Felixstow - 495 Lower North East Road  
ESTIMATED GROSS LETTABLE AREA**

**Total Improvements 321sq. metres**

0 10  
(Scale in metres)



**Upper Floor**