

FELIXSTOW
495 Payneham Rd

311 sqm

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

\$72,500 pa + O/G (app \$13,250 pa) & GST

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!

*All areas/dimensions approx

- DPTI traffic volume survey

RLA 283100

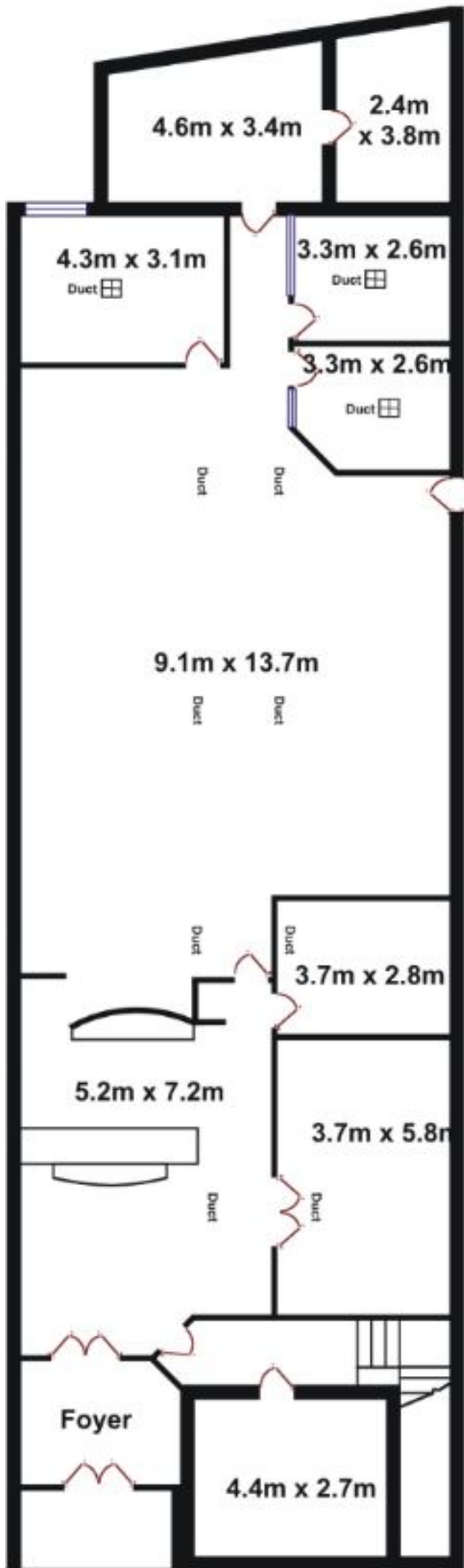
Property ID	L1216849
Property Type	Offices
Building / Floor Area	311
Land Area	312.0 sqm

AGENT

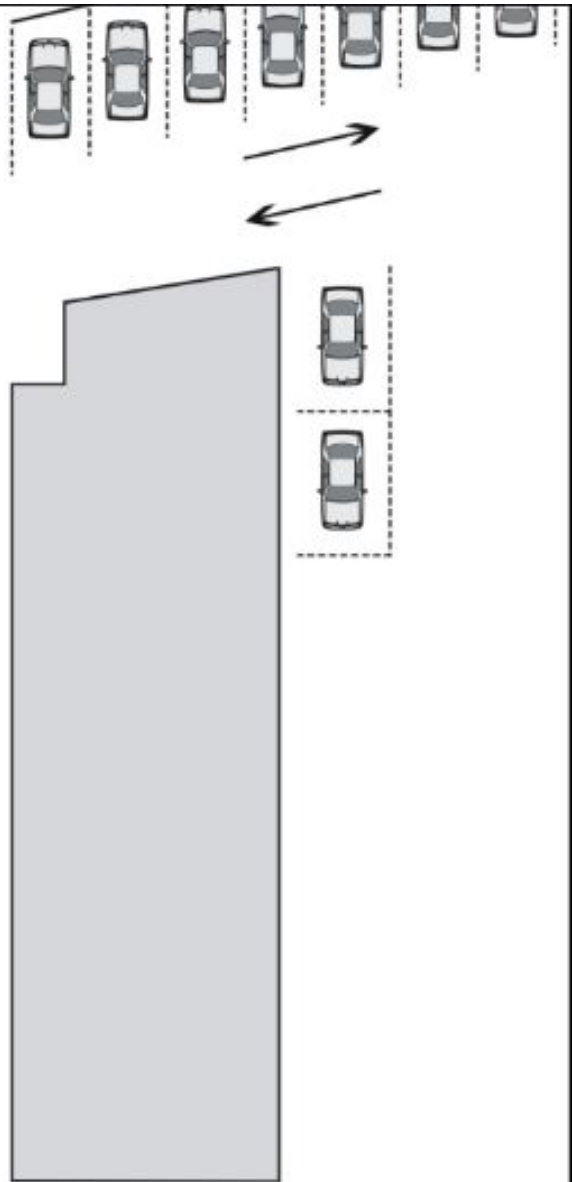
David Burford

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Ground Floor

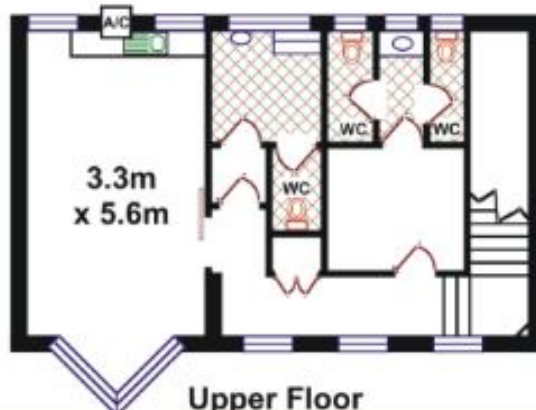


Felixstow - 495 Lower North East Road
ESTIMATED GROSS LETTABLE AREA

Total Improvements 321sq. metres

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(Scale in metres)



Upper Floor