



91a Walkerville Terrace, Walkerville SA 5081

Studio / Office

Perfect for Studio or Office ? 53 SQM*

Located in the heart of Walkerville Terrace main street and only a stone's throw away from the Woolworths Shopping Centre and The Watson Art-Series Hotel, 91B Walkerville Terrace forms part of a boutique group of four tenancies.

With access from the side lane and rear car-park, this newly created, self-contained tenancy of 53 sqm* would be well suited to a small office operation, creative hub, art, yoga or pilates studio, etc.

The space will be fully open plan, with kitchen facilities and direct access to a new uni-sex disabled toilet plus the added comfort of new reverse cycle air conditioning.

The facade of the building is also set to undergo a stunning upgrade totally transforming its look and feel, giving it a strong modern contemporary edge ? that work is to commence in February 2017 and be completed in early 2017.

On-site parking for tenants is provided at the rear of the building and there is ample on street parking for customers and clients.

Seeking a 3 year lease, with further options negotiable, at an asking rental of \$15,000 per annum net (plus GST).

Retail
FOR LEASE

53sqm

