

# LEASE PROSPECTUS

20 PENOLA ROAD  
MOUNT GAMBIER SA

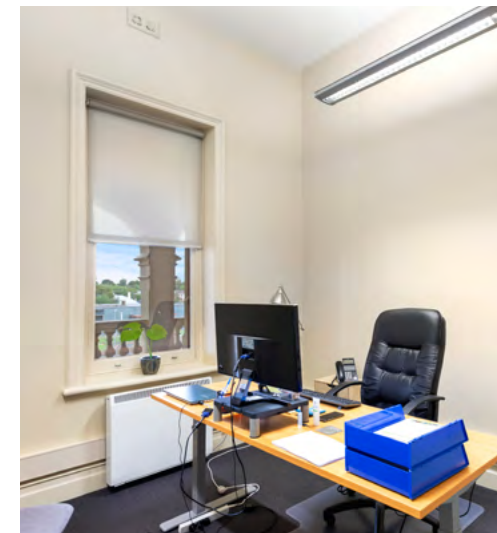


THE  
CONVENT

**de bruin**  
GROUP

20 Penola Road, Mount Gambier, SA 5290  
Phone (08) 8721 3000 Fax (08) 8725 8003  
Email [amanda@debruingroup.com.au](mailto:amanda@debruingroup.com.au)  
de Bruin Nominees Pty Ltd ACN: 007 898 240





Conference / Training Facilities

**This outstanding and flexible commercial premises is being offered for lease as a whole or in sections at a range of flexible rental rates.**

The property being offered is indeed an exceptional opportunity for astute Lessees, whether they are government departments, corporations or private firms.

As well as being strategically located, this office complex has enormous prestige with all modern features, most of which could be arranged on a shared basis to reduce rental exposure. Close to all facilities of Mount Gambier with substantial on-site car parking.

Opportunities to lease a quality building such as this are all too few in Mount Gambier. The property has a great deal of appeal and value and not only presents a wonderful opportunity to obtain an exposure in a great location, but also to be able to walk in without major fit-out and establishment costs.

**Enquiries for leasing details and inspection should be directed to the de Bruin Group as follows:**

**Amanda Wheatley**

Property Manager

Telephone: 08 8721 3000

Email: [amanda@debruingroup.com.au](mailto:amanda@debruingroup.com.au)





Ground Floor



First Floor



# LEASE PROSPECTUS

20 PENOLA ROAD  
MOUNT GAMBIER SA



The premises for lease is available upon the following general terms and conditions.

#### Commencement Date

Immediate, subject to fit-out requirements

#### Other Services

Phone system and network/  
internet available

#### Term

Minimum 12 months up to 10 years

#### Reviews

3.5% per annum

#### Right of Renewals

2 terms of 2 years

#### Maintenance

Responsibility of the Lessee, but can be arranged by Lessor for a service fee

#### Rental

Starting from \$400 per month plus GST – including all outgoings

#### Fitout

At lessee's expense but some capital items by agreement

#### Car Parking

Allotted staff & client spaces with ample 90+ on-site car parks available

#### Internal Signage

Included in lease cost

Conference/training room facilities for daily hire

\*Strictly no smoking permitted on the premises

THE  
CONVENT

de bruin  
GROUP

20 Penola Road, Mount Gambier, SA 5290  
Phone (08) 8721 3000 Fax (08) 8725 8003  
Email amanda@debruingroup.com.au  
de Bruin Nominees Pty Ltd ACN: 007 898 240