

A rare opportunity has been made available to lease a Warehouse described as:

**“Warehouse N2 at the South Australian Produce Market Limited”**

## **EXPRESSIONS OF INTEREST**

**FOR LEASE – WAREHOUSE N2**

**AVAILABLE 01<sup>st</sup> July 2021**  
**RENT: Price on Application**

Premises: (refer Plan on reverse)

<b>Building Footprint (incl loading dock):</b>	<b>1,610 m<sup>2</sup></b>
<b>Car Parking and external:</b>	<b>996 m<sup>2</sup></b>
<b>TOTAL AREA:</b>	<b>2,606 m<sup>2</sup></b>

### **Permitted Use:**

- (a) While the lessee in occupation of the Premises under this Lease is simultaneously the lessee of premises in the Market under a lease with the permitted use of a wholesaler, the Permitted Use will be a warehouse for the conduct of the business of a wholesale merchant selling fruit, vegetables, nuts and dried foods, flowers, eggs and associated products including sauces, jams and other condiments and all other value added food lines associated with fresh fruit and vegetables (**the goods**) by wholesale and not to use or cause or permit the Premises to be used as premises at which the goods or any other goods are sold to the public by retail or wholesale or at which services are provided to the public or to which the public is invited to negotiate for the supply of services and to such intent the *Retail and Commercial Leases Act 1995 (SA)* will **not** apply to this Lease.
- (b) While the lessee in occupation of the Premises under this Lease is not simultaneously the lessee of premises in the Market under a lease with a permitted use of a wholesaler, the Permitted Use of the Premises under this Lease will be warehousing and distribution of fruit, vegetables, nuts and allied packaging materials purchased from grower and wholesale tenants operating within the Market, and not to use or cause or permit the Premises to be used as premises at which the goods or any other goods are sold to the public by retail or wholesale or at which services are provided to the public or to which the public is invited to negotiate for the supply of services and to such intent the *Retail and Commercial Leases Act 1995 (SA)* will **not** apply to this Lease.
- (c) To avoid doubt, goods must **not** be sold from the Premises under this Lease at any time during the Term.

**Premises description:**

- Cool Room/Cool Room Panelling throughout (all fire rated)
- Refrigeration Plant
- 2 x roller doors to external loading
- Internal office area
- M & F Toilets

\* Please note: There is existing shelving that can be purchased off the vacating tenant.

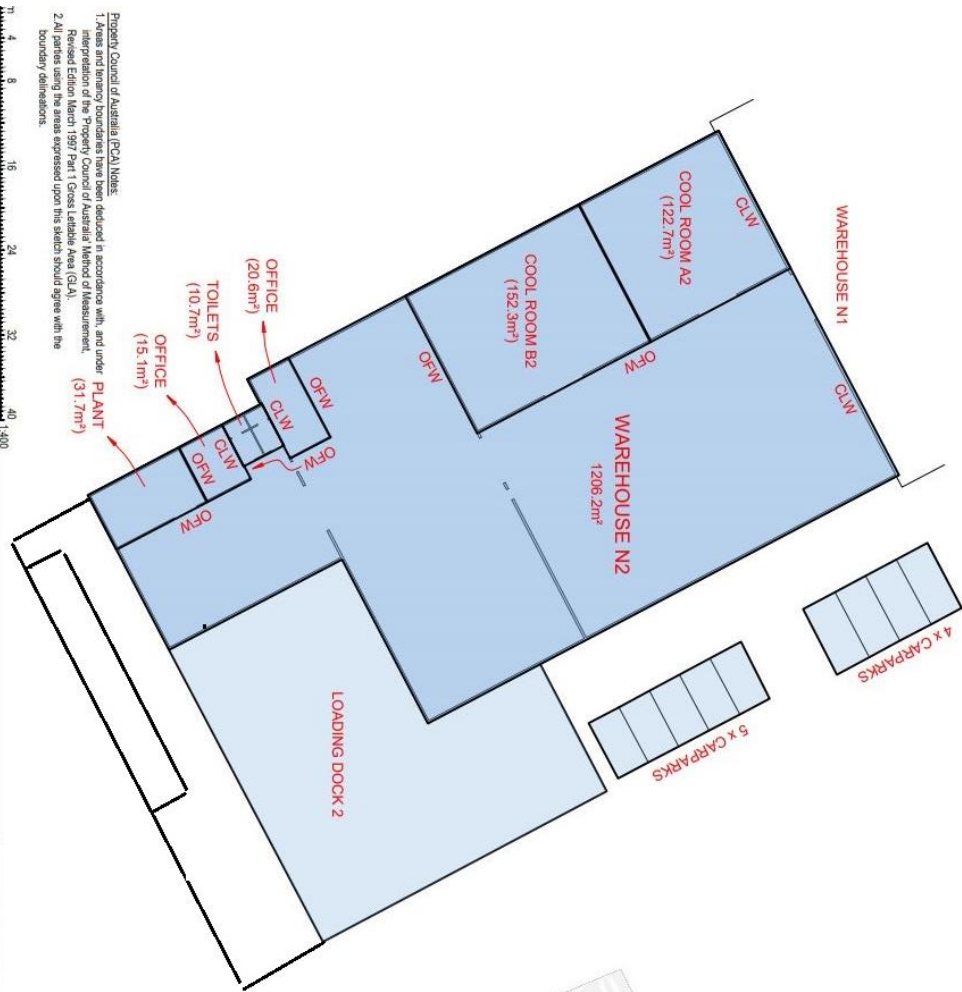
The plant and equipment offered is based on no warranties howsoever or whensoever given by SAMPL

**CLOSING DATE: 10.00AM, FRIDAY 14<sup>TH</sup> MAY 2021**  
**Applications are to be submitted online through the SAPML website**

***For further information please contact Tony Bowes on 0414 856 770  
or 8349 4493 [tony@saproducemarket.com.au](mailto:tony@saproducemarket.com.au)***

***\* Please note: All agreements subject to Landlord approval***

# PLAN OF PREMISES:



Property Council of Australia (PCA) Notes:  
 1. Areas and boundary boundaries have been deduced in accordance with, and under the interpretation of the Property Council of Australia Method of Measurement, 2nd Edition and 1997 Part 1 (Cross Section Area (CSA)).  
 2. All areas are as shown on the plan and are subject to change with the boundary delineations.



LOCALITY PLAN  
NOT TO SCALE

