



CUSTOMS HOUSE
PORT ADELAIDE

FUNCTIONAL OFFICE SPACE IN THE HEART OF ADELAIDE'S HISTORICAL CENTRE



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BUILDING PROFILE

CUSTOMS HOUSE IS A MODERN, LOW-RISE, COMMERCIAL OFFICE BUILDING LOCATED APPROXIMATELY 11KMS NORTHWEST OF THE ADELAIDE CBD.

Customs House is a well appointed, 5,486sqm modern three level office building with a detached bond store and undercover car parking for 26 vehicles. There are two elevators servicing the upper floors.

Major tenants include: Department of Immigration & Border Protection, South Australian Department of Correctional Services and Australian Maritime Safety Authority.

LOCATION

Customs House is located in the heart of one of Adelaide's oldest, historical ports, Port Adelaide.

It is approximately 11kms northwest of Adelaide CBD, conveniently situated just a short walk from Port Adelaide Railway Station and adjacent to Port Canal Shopping Centre which provides great amenities for quick lunches and great catering.

**Port Adelaide Railway Station – 110m
(21 min train commute to CBD)**

**Adelaide CBD – 11km
(22 min commute)**

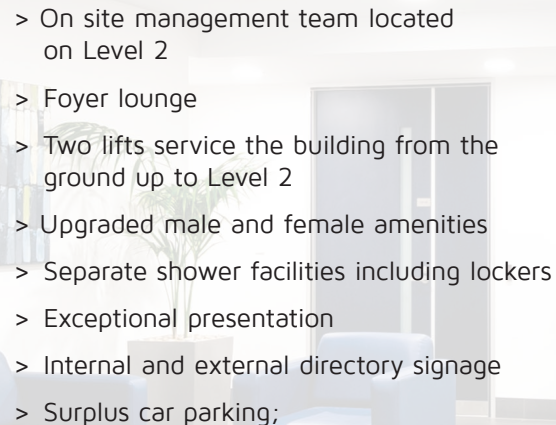
**Adelaide Airport – 12.7km
(19 min commute)**



4.5 STAR NABERS RATING

Customs House Port Adelaide, as part of the Precision Group of Companies, is committed to the implementation of innovative and sustainable practices to reduce the impact that our property has on the environment. As a result, the building has achieved 4.5 Star NABERS Energy Base Build rating for the 2017/2018 period.

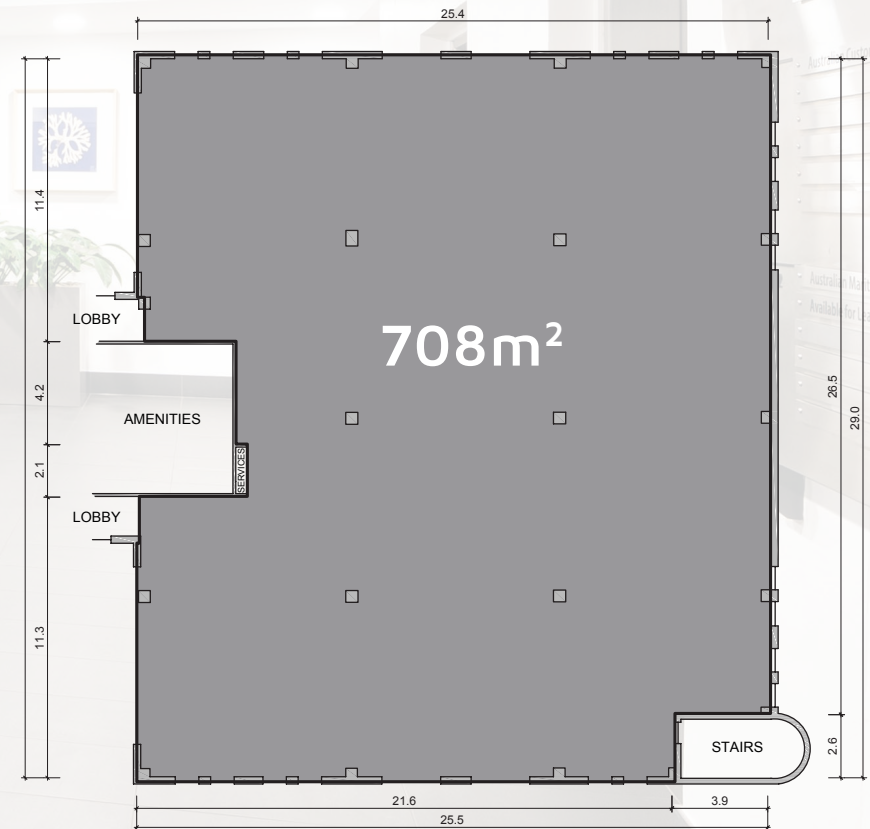
THIS LEVEL 2 TENANCY
HAS ACCESS TO
COMMUNAL AREAS
THROUGHOUT THE
FLOOR INCLUDING:

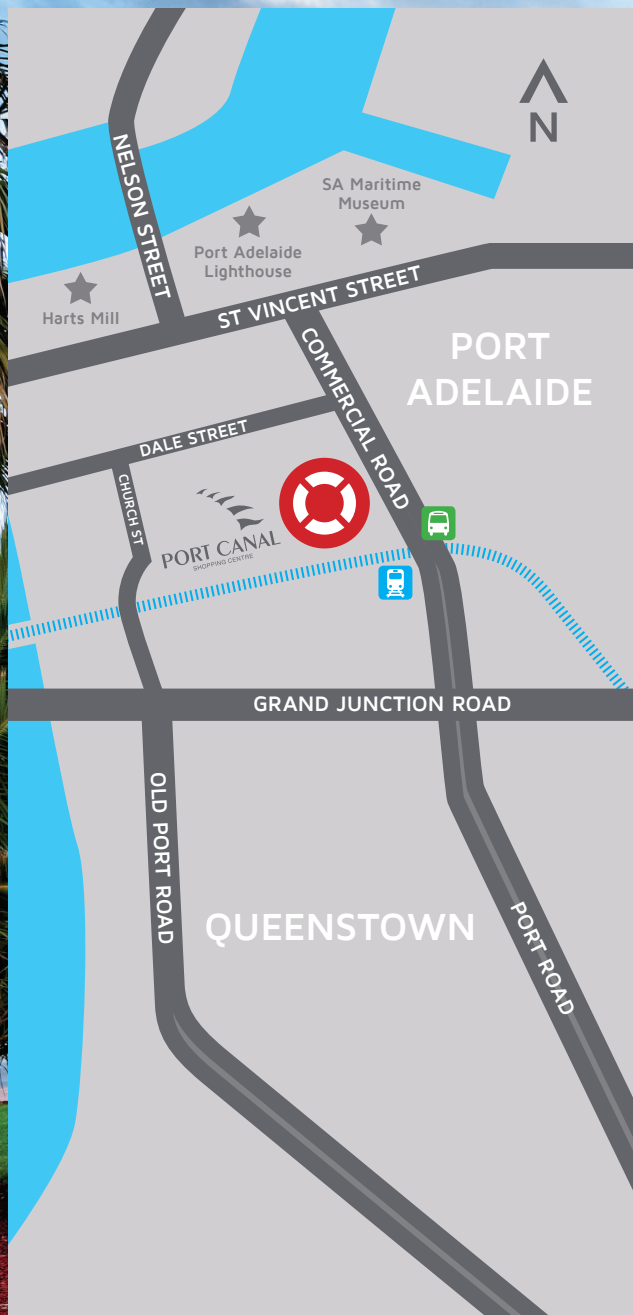
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- > On site management team located on Level 2
 - > Foyer lounge
 - > Two lifts service the building from the ground up to Level 2
 - > Upgraded male and female amenities
 - > Separate shower facilities including lockers
 - > Exceptional presentation
 - > Internal and external directory signage
 - > Surplus car parking;

**FOR ALL LEASING &
GENERAL ENQUIRIES**

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- > 708m²
- > High quality restrooms adjacent to tenancy
- > Flexible floor plates - full floor plates are 708m²
- > 44.9m of natural light based on full floor plate
- > External building signage available with applicable planning consents obtained
- > Tenancy is fully air-conditioned
- > Full site security and access;





CUSTOMS HOUSE

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The Precision Group is a privately owned investment company with an extensive property and development portfolio including significant retail, commercial office and hospitality assets in Adelaide, Melbourne, Sydney and Brisbane.

The Precision Group uses a long term strategic approach in the management of its assets, taking pride in its ability to increase the value of its properties and develop iconic pieces of real estate.

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