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Information Memorandum

8 Holder Avenue Richmond SA 5033



Auction

Friday, 5th June at 11am onsite

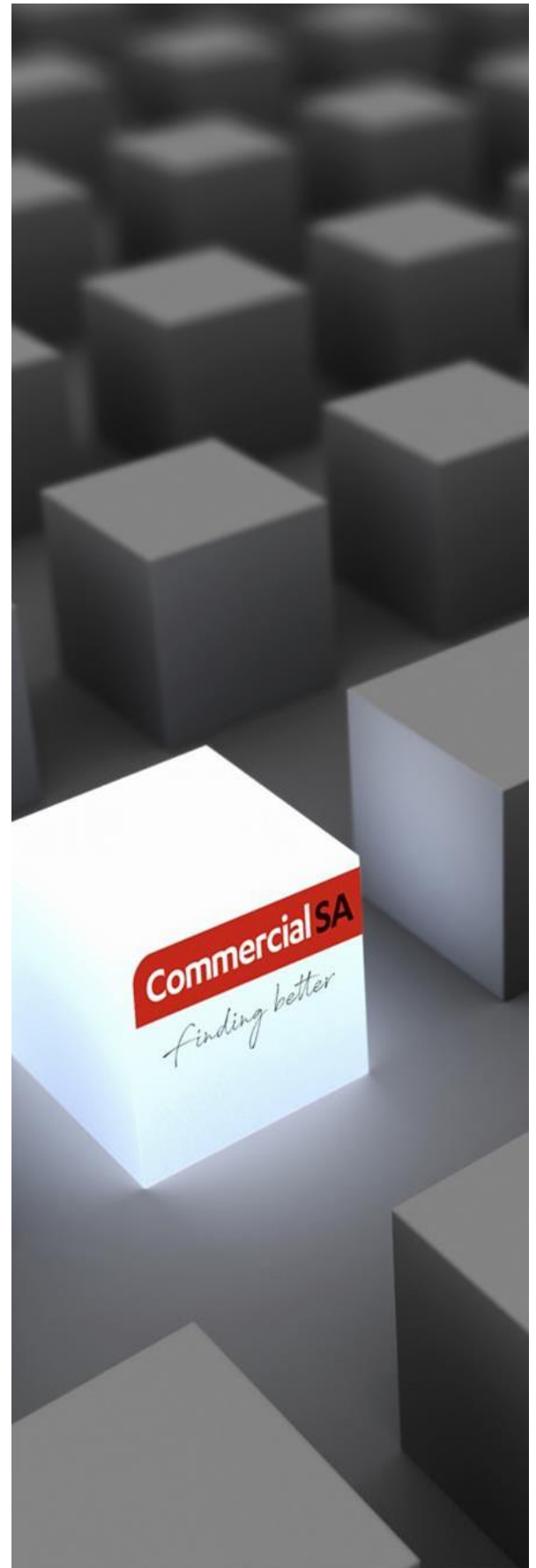
Unless sold prior

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Introduction

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Commercial SA has been appointed by the registered proprietors to offer 8 Holder Avenue Richmond for Sale by Auction.



Evan Florinis
Director
Commercial SA
0419 035 104
evan@commercialsa.com.au

Commercial & Industrial Salesperson of the Year
Four-time State Winner
National Winner
Inducted into the State Hall of Fame



Matt King
Associate Director
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0419 654 195
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Sam Cabot
Associate Director
Commercial SA
0437 421 394
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RLA: 165131
Office: Level 1, 185 Victoria Square,
Adelaide SA 5000
Postal address: GPO Box 2138,
Adelaide SA 5001



Summary

Address: 8 Holder Avenue Richmond SA 5033

Office with Warehouse

Modern Office fit out
Tilt up air-conditioned warehouse
45 KW Solar System
Lock up site

Building area: 504 sqm

Site area: 663 sqm

Council: City of West Torrens

CT: Volume: 5478 Folio: 473

Zoning: Strategic Employment

Price Guide: In excess of \$1.7 million

Sale: Auction, Friday 5th June at 11am - onsite - Unless sold prior

GST: The Vendor is registered for GST.
GST is not applicable to the sale of the property.
The property will be sold as a going concern.



Legal Description

Being the whole of the improved land contained in:
Certificate of Title Volume 5478 Folio 473

The property is legally described as:

Allotment 93 Filed Plan 144821
In the area named Richmond
Hundred of Adelaide

Statutory Outgoings

Total estimated annual outgoings based on the
2025/2026 financial year:

| | |
|-------------------------------|-----------------------|
| Council Rates: | \$ 6,132.55 |
| SA Water: | \$ yet to be declared |
| | 2026/2027 |
| ES Levy: | \$ 1,407.30 |
| Land Tax: | \$ 0.00 |
| <i>(single holding basis)</i> | |



Tenancy Schedule

Lessee: GHE Lifting Pty Ltd

Gross monthly
income: \$8,000

Lease commenced: 1st May 2026

Lease expiry: 31st October 2026

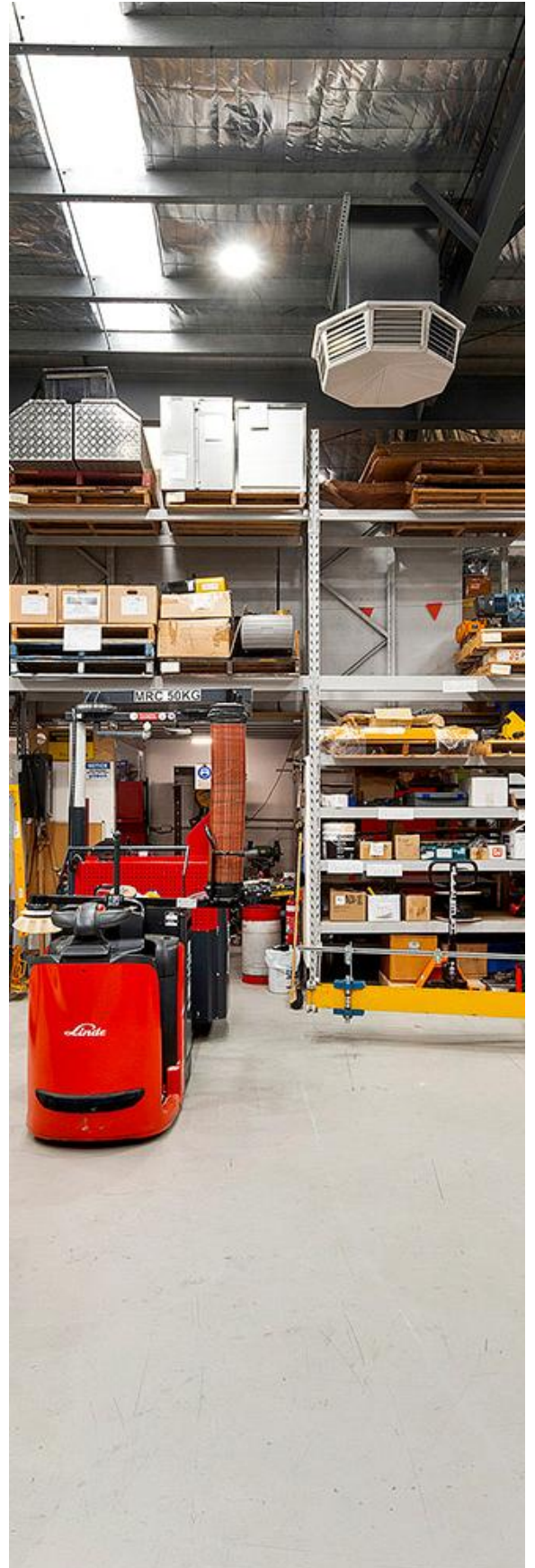
**Please Note: The Lessee can terminate this Lease prior to the expiration date of 31st October 2026 by giving no less than 1 months' notice in writing to the Lessor.*

Options: Nil

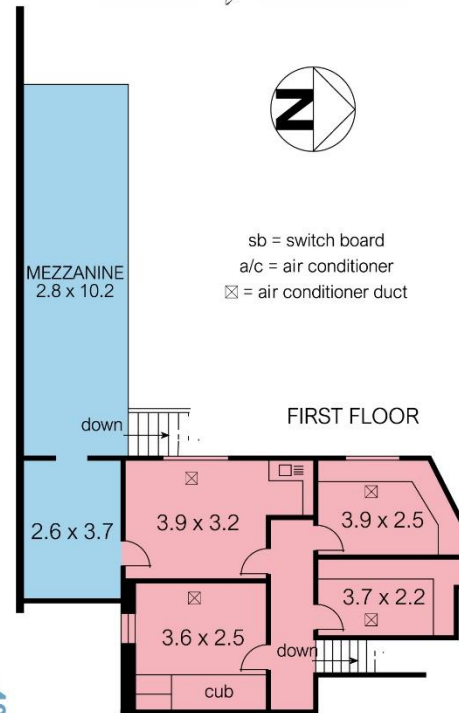
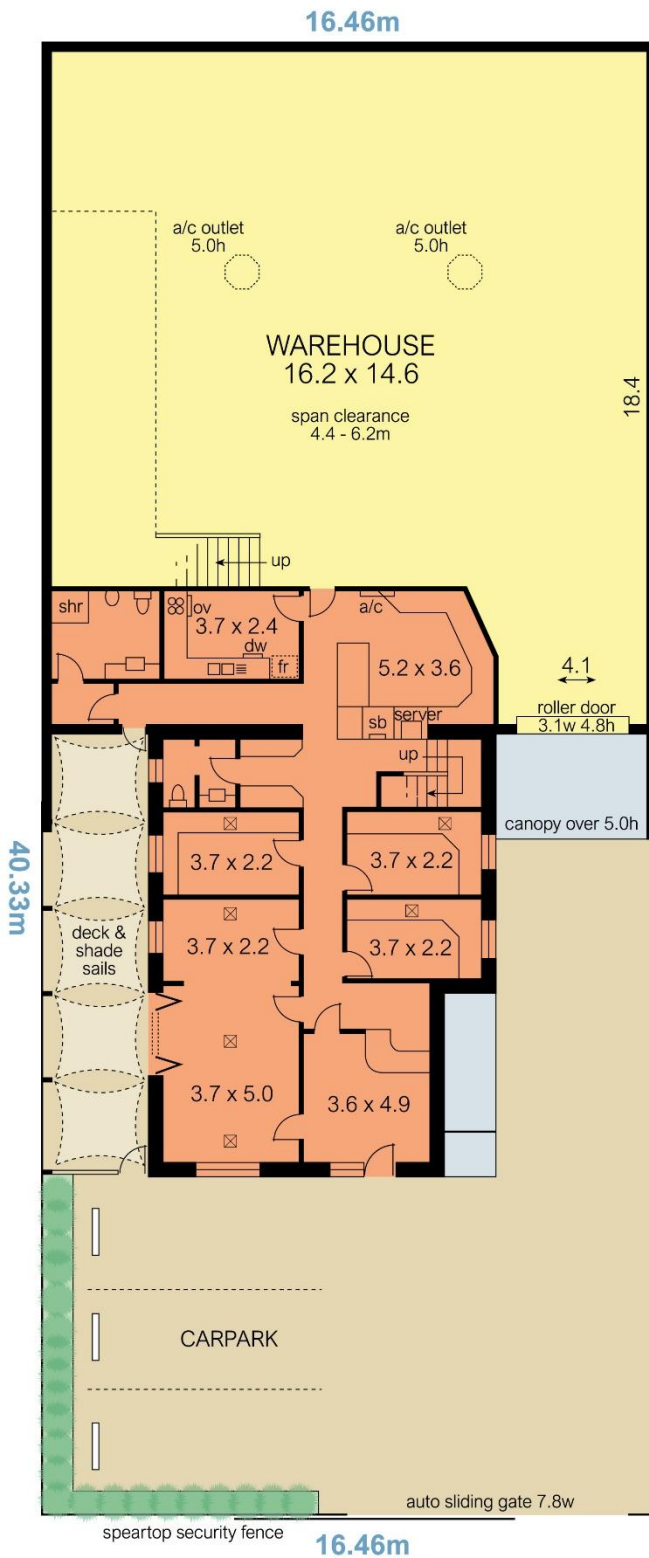
Lease Documents

All lease documentation can be accessed via the below:

[CLICK HERE](#)



Floor / Site Plan



8 Holder Avenue, Richmond

ESTIMATED GROSS LETTABLE AREA

| | |
|------------|---------------|
| WAREHOUSE: | 261 sq.metres |
| GF OFFICE: | 150 sq.metres |
| FF OFFICE | 54 sq.metres |
| MEZZANINE: | 39 sq.metres |

TOTAL GROSS LA: 504 sq.metres

Complies with the
PCA Method of Measurement

Site Area: 663 sq.metres*

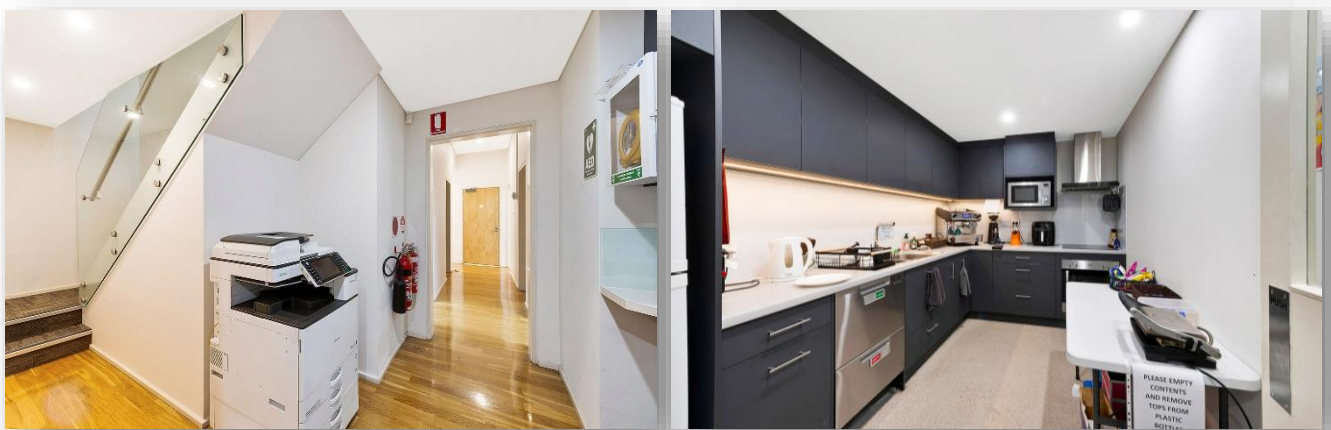
*approximate only - not surveyed

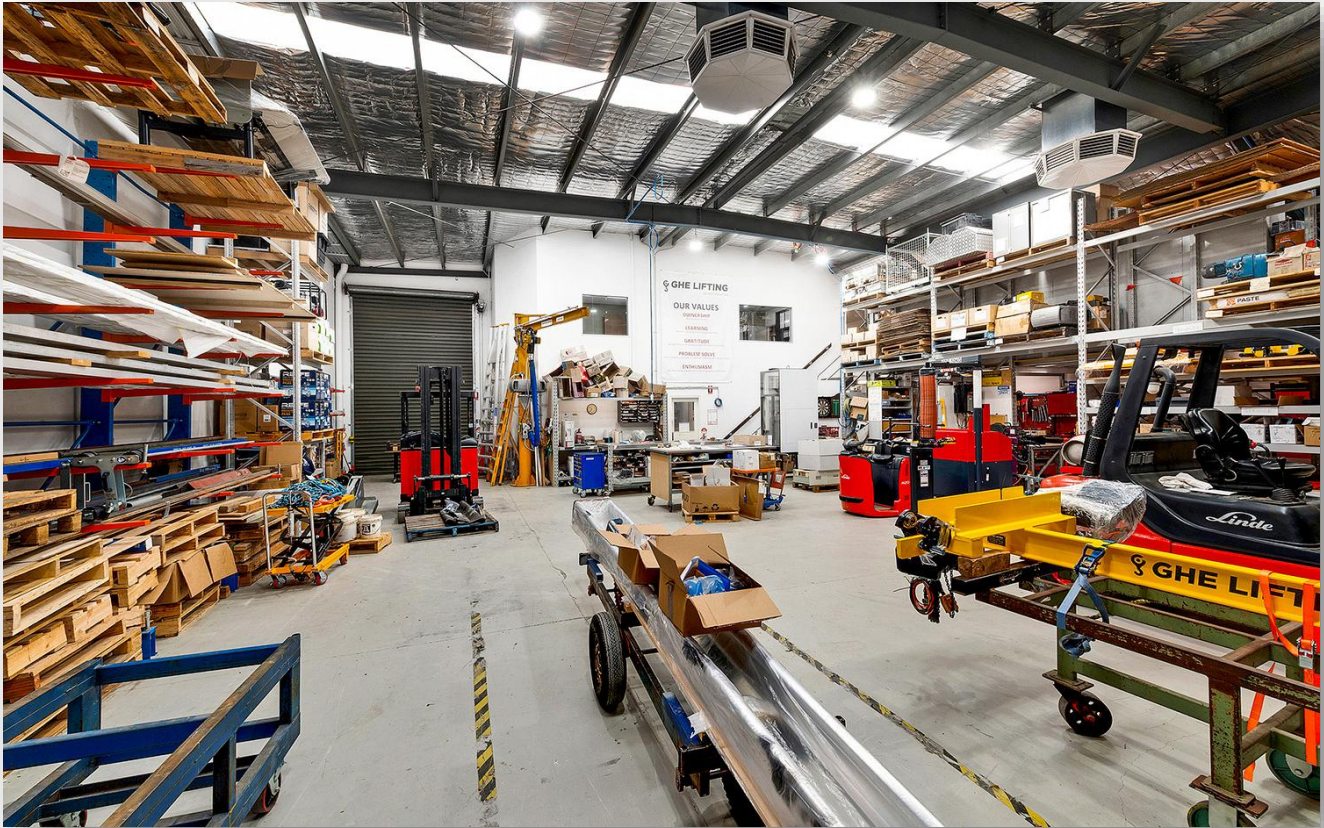














Disclaimer

This Information Memorandum has been prepared by Commercial SA solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation.

The information provided does not constitute all or any part of an offer or contract and is intended for the purpose of a guide only.

Potential purchasers should not rely on any material contained in this Information Memorandum as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal and financial advisers see fit.

Commercial SA does not accept liability for the information contained within this report. Any liability on the part of Commercial SA, their servants or agents for damages for any claim arising out of or in connection with this Information Memorandum, shall not (whether or not it results from or involves negligence) exceed \$1,000.00.

This Memorandum contains confidential information and is not to be re-supplied to any other person without the prior written consent of Commercial SA.



Form R7

Warning notice

Financial and investment advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

Certificate of Title

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Product Register Search (CT 5478/473)
Date/Time 24/04/2026 08:26AM
Customer Reference EF SAA
Order ID 20260424000500



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5478 Folio 473

Parent Title(s) CT 4299/389
Creating Dealing(s) CONVERTED TITLE
Title Issued 03/12/1997 Edition 8 Edition Issued 11/01/2018

Estate Type

FEE SIMPLE

Registered Proprietor

CLARENCE EQUITIES PTY. LTD. (ACN: 614 926 877)
OF 7 SOLENT STREET CLARENCE GARDENS SA 5039

Description of Land

ALLOTMENT 93 FILED PLAN 144821
IN THE AREA NAMED RICHMOND
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

Certificate of Title

Commercial SA

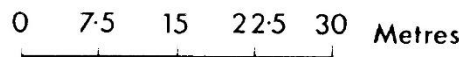
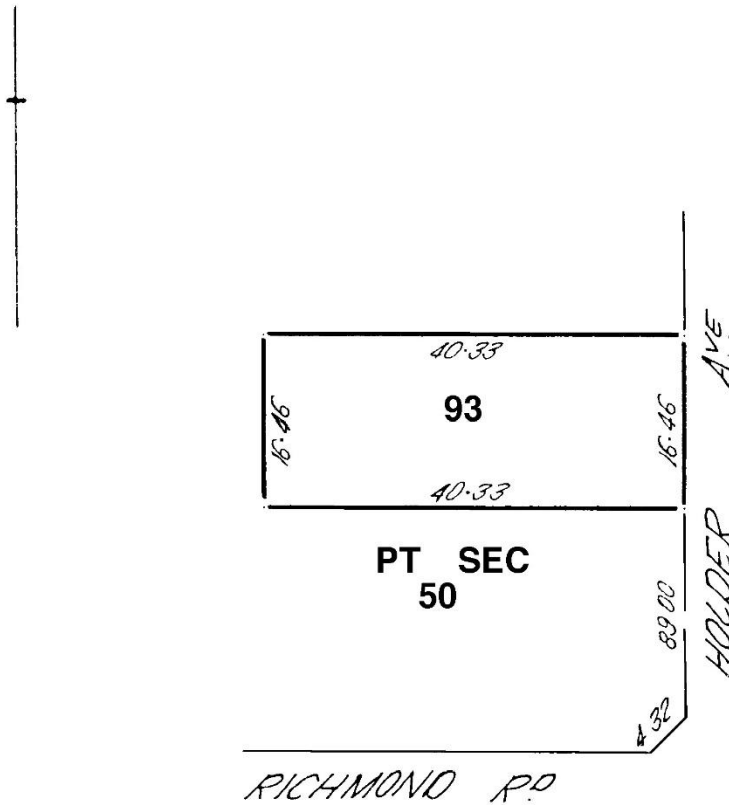
finding better



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5478/473)
24/04/2026 08:26AM
EF SAA
20260424000500

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4299/389



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION