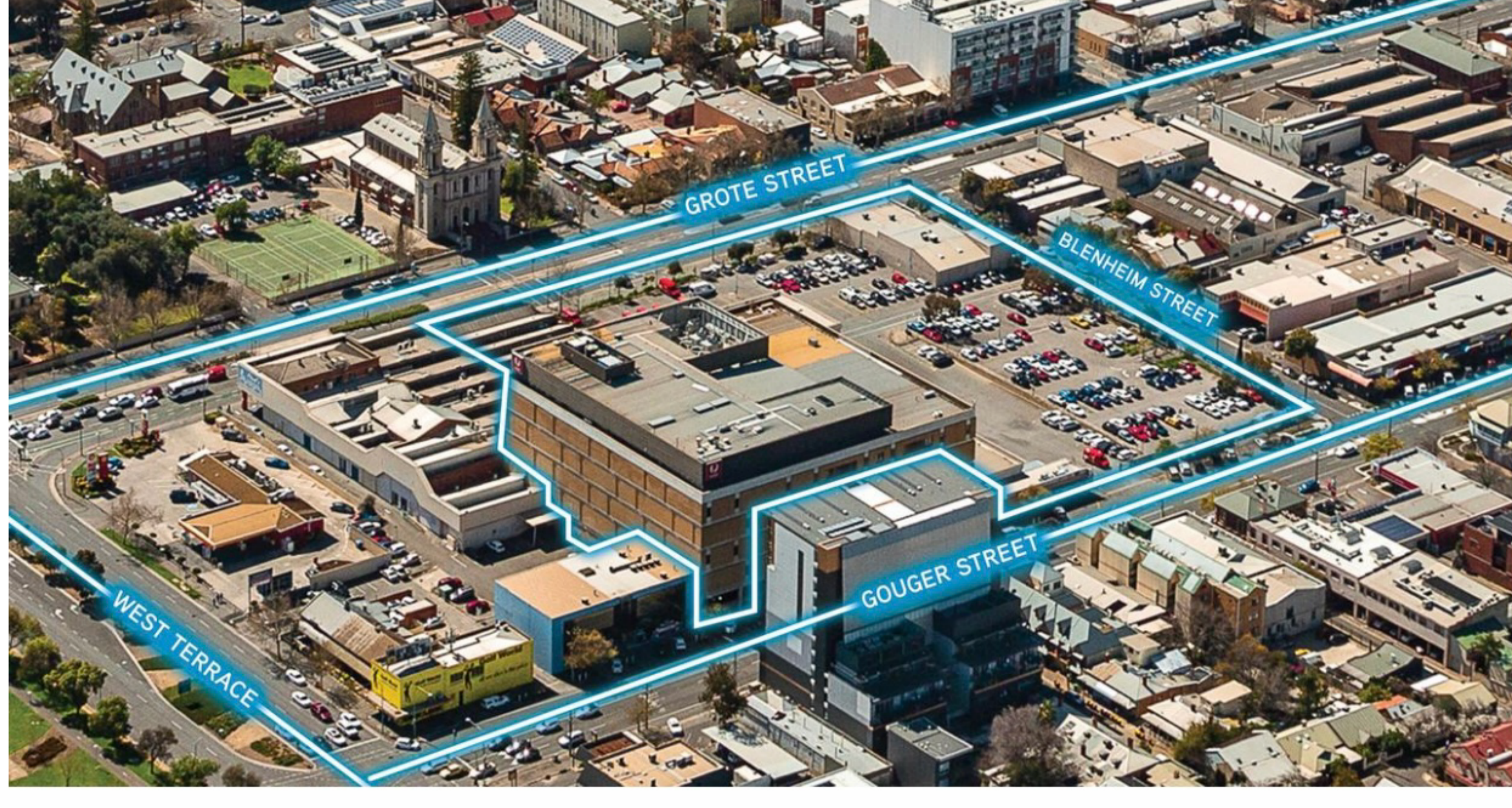


Kennards Self Storage to open huge Grote St facility in Adelaide's CBD



Last year Kennards Self Storage partnered with Melbourne property developer Tim Gurner in unveiling [plans to transform the broader 1.7ha site](#), between Grote and Gouger streets, into a \$1.25bn residential, recreation and business precinct.

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Sam Kennard and property developer Tim Gurner pictured at the former Australia Post site last year. Picture: Supplied

The finishing touches are being put to a \$10m-plus overhaul of the former Australia Post letter sorting site on Grote St, which is being transformed into the largest self-storage facility in the CBD.

Kennards Self Storage will open the first stage of the new facility in August, offering more than 1000 storage units, including specialist areas for firearms and fine wine.

Kennards Self Storage [acquired the former Adelaide Mail Centre in 2020](#) for \$40.6m, and after an initial leaseback period to Australia Post, has been repurposing the 24,000sq m building into a vertical storage facility with retail outlets on the ground floor.

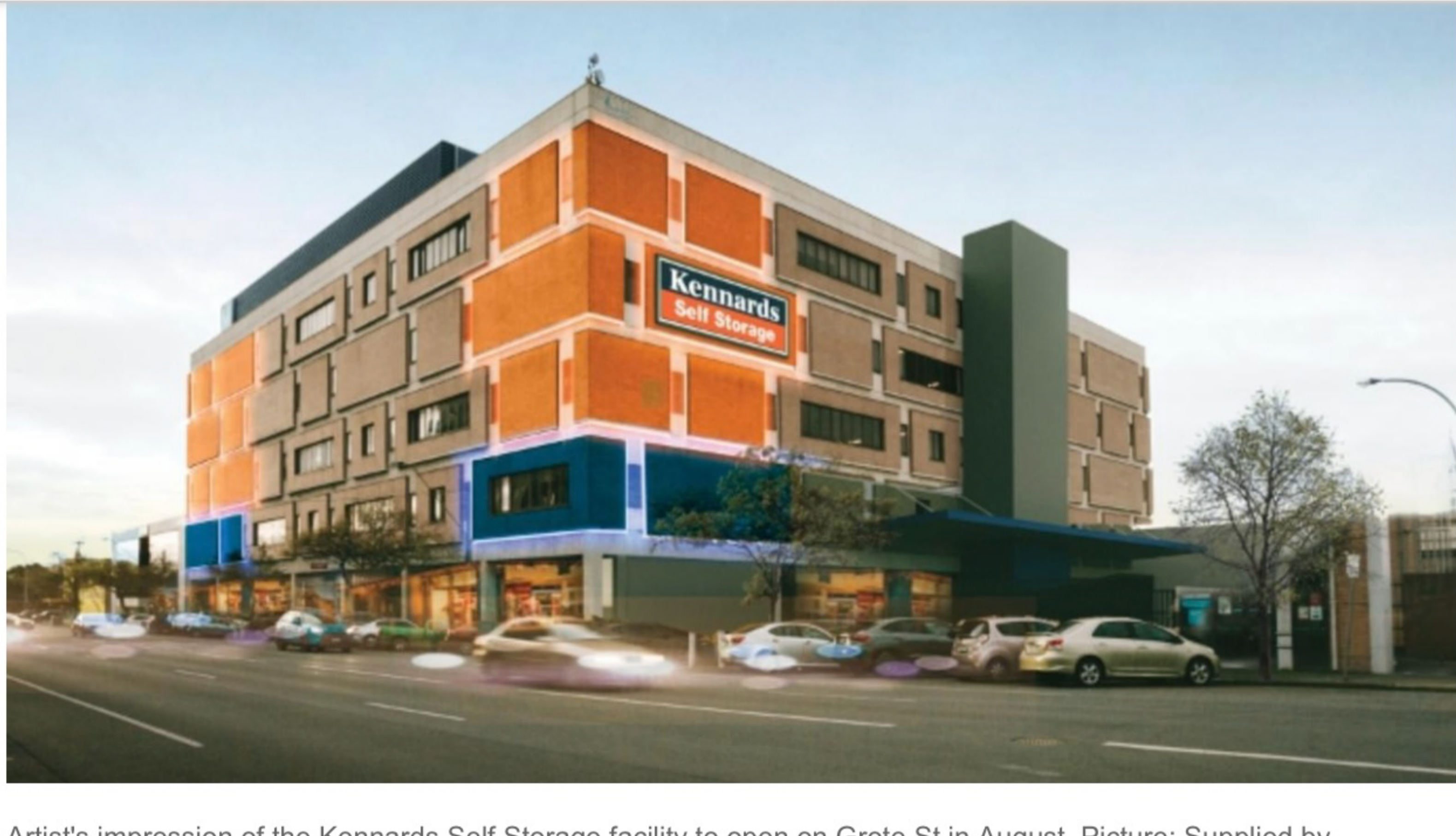
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Kennards Self Storage chief executive Sam Kennard said the first stage of the project would open in August, providing the "highest security" over stored items ranging from personal valuables and business items to specialist areas for guns and wine.

"There'll be a range of spaces for businesses, as well as your regular smaller spaces for mums and dads who need to store their personal effects for a short while," he said.



Artist's impression of the Kennards Self Storage facility to open on Grote St in August. Picture: Supplied by Kennards Self Storage

"In the basement we'll be putting in a whole lot of climate controlled wine cellars, and we'll also be putting in some firearm storage into secure vault-style rooms.

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"We also have ancillary features such as meeting rooms and Wi-Fi, a delivery receiving concierge, 24-hour access on the property with individually alarmed spaces – the property will be of the highest security."

Storage spaces will range in size from a cubic metre to a "mini warehouse" catering to small business users, with future stages of the project adding a further 700 storage units to the 1000-unit first stage.



Artist's impression of Kennards Self Storage facility to open at the former Australia Post site on Grote St, Adelaide. Picture: Supplied by Kennards Self Storage

A five-star hotel, more than 750 apartments across four towers, more than 15,000sq m of retail and commercial space, a public plaza and a recreation and entertainment hub were all part of their bold vision for the property, which is one largest development sites to ever be sold in the CBD.

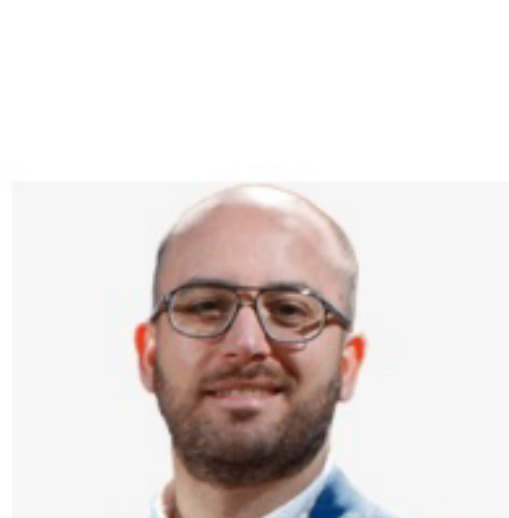
A Gurner spokesman said plans for the development were progressing.

"Gurner is planning on delivering a destination mixed-use precinct spanning luxury residences, a five-star hotel, retail and commercial space, as well as entertainment and recreation," he said.

"It will also be carbon neutral, in keeping with the developer's Greener by Gurner initiative."

GIUSEPPE TAURIELLO, BUSINESS REPORTER

Giuseppe (Joe) Tauriello joined The Advertiser's business team in 2011, covering a range of sectors including commercial property, construction, retail, technology, professional services, resources and energy. Joe ... [Read more](#)



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