



Property Address: Unit 1 or 2 / 48 Byre Avenue Somerton Park SA 5044

Property Size: Approximately 345 sqm each

Rent Amount: \$3,750.00 per month (\$45,000 p.a.) per unit + GST & Outgoings

Council Zoning: Light Industry - City of Holdfast Bay

Available: Available now

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,750.00
SA Water Rates:	\$1,150.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$750.00
Electricity:	as consumed
Fire Equipment Service:	\$250.00
Reconciliation Fee:	\$50.00
Building Insurance:	\$2,050.00
Total:	<u>\$6,000.00</u> plus GST per unit (if applicable)

// TENANTS RESPONSIBILITIES

- › Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing
- › Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover
- › Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

// FEATURES

- > Two units of approx 345 sqm each
- > 8 meters at the eaves
- > High access roller doors 4.3m H x 3m W (approx)
- > 45 A 3 phase power to each unit
- > Two storey office
- > Parking and security fencing to the front including 2 undercover car parks per unit



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160

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