



## 3/56 Gates Road, Hackham SA 5163

Size (approx)	Approximately 400 Square metres
Rent	\$2666.66 net per month + GST
Zoning	Employment - City of Onkaparinga
Availability	Mid June 2022

### Property Features

Concrete warehouse approximately 400 square meters comprising of internal office, bathroom amenity with shower, kitchenette with under bench cupboards. Front and rear high access roller doors. 3 phase power. Located on secure fenced site.

#### Estimate of Annual Outgoings:

Council Rates:	\$ 2,147.26
SA Water Rates:	\$ 91.46
SA Water Consumption:	as consumed
Gardening:	\$ 345.45
Emergency Services Levy:	\$ 500.03
Building Insurance:	\$ 1,378.77
Reconciliation Fee:	\$ 100.00

Total: **\$4,562.97** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- \* One Months rent including GST & Outgoings (if applicable)
- \* Commercial Bond (3 Months rent) or Bank Guarantee
- \* 50% of the Lease Preparation Fees

#### Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing  
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)  
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

#### Enquiries:

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