



Property Address: 13 Oaklands Road, SOMERTON PARK SA 5044

Property Size: Approximately 360 sqm

Rent Amount: \$4,010.00 Per month (\$48,120.00 p.a) + GST & Outgoings

Council Zoning: Light Industry - City of Onkaparinga

Available: 1st June 2018

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$2,160.00
SA Water Rates:	\$946.44
SA Water Consumption:	as consumed
Emergency Services Levy:	\$695.30
Fire Equipment:	T.B.A.
Electricity:	as consumed
Building Insurance:	\$700.00

Total: **\$4,501.74** plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › Tenants are responsible for arranging their own Electricity, Telephone 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

Workshop of approx 100 sqm

Office comprising reception area, service desk, 4 offices plus amenities

Separate storage room

Concreted yard with additional storage shed to rear



RLA 263 799 ABN 52 660 885 350
P (08) 8384 6099 F (08) 8384 6252

jen@southerncommercialgroup.com.au 0416 188 098
sinead@southerncommercialgroup.com.au 0411 526 222
neil@southerncommercialgroup.com.au 0437 186 397