



## Unit 2/130 Main South Road, HACKHAM SA 5163

Size (approx)	263 Sqm
Rent	\$2083.33 Per Month + Outgoings
Zoning	Commercial
Availability	AVAILABLE NOW

### Property Features

Colorbond Warehouse and Office + Showroom/Display Room and additional display/storage area separate from warehouse

Great exposure to Main South Road, Evaporative Air Cond to warehouse

Roller Door 4m w x 3.5 m h app, LED lighting, Concrete parking

80 A 3 Phase Power, Tiled Showroom/Display Room and Office

Estimate of outgoings tenant liable to pay per annum	
Council Rates:	\$1,594.68
SA Water Rates:	\$419.79
SA Water Consumption:	as consumed
Emergency Services Levy:	\$289.19
Electricity:	as consumed
Reconciliation Fee:	\$50.00
Gardening:	\$600.00
Fire Equipment Servicing:	\$250.00
Backflow Pervention Tes:	\$165.00
Building Insurance:	\$1,052.07
Total: <b>\$4,420.73</b> plus GST (if applicable)	

Prior to gaining access you will also be required to pay the following:

- / One month's rent inclusive of outgoings & GST
- / Bond (28 days rent) or Bank Guarantee
- / 50% of the lease preparation fees

### Note the tenant responsibilities also include the following

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

### Enquiries:

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