

FOR LEASE



2 /11 Oaklands Road, Somerton Park SA 5044

Size (approx)	Approximately 294 Square metres
Rent	\$4583.33 per month plus GST + outgoings
Zoning	Employment - City of Holdfast Bay
Availability	1st December 2022

Property Features

New concrete Warehouse & Office

Concrete Warehouse with office - 194 sqm app.

Additional Office on Mezzanine - 100sqm app.

6 metres @eaves with High Access Roller Door

Ideally suited to storage and distribution

Estimate of Annual Outgoings:

Council Rates:	\$ 915.46
SA Water Rates:	\$ 299.88
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 309.84
Annual Reconciliation Fee	\$ 100.00
Building Insurance:	\$ 800.00

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

Total: **\$2,425.18** plus GST (If Applicable)

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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