



## 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

Total: **\$2,425.18** 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

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