



FOR LEASE

**FINDON
12 CRITTENDEN ROAD**



OPPORTUNITY TO SECURE WELL POSITIONED AND AFFORDABLE OFFICE ACCOMODATION CURRENTLY DISPOSED AS FIVE (5) OFFICE ROOMS.

PREMISES ARE SELF CONTAINED AND AIR CONDITIONED AND ENJOY REAR ACCESS AND A FULLY SEALED CAR-PARK AT REAR.

Terms of Lease:

Rental: Required rental is \$ 23,000.00 P.A. NET plus GST plus Outgoings.

Outgoings: NET means Incoming Tenant is responsible for payment of all Statutory outgoings (including Corporation Rates, SA Water & Sewer, Emergency Services levy), and building insurance, which total of which is approx \$3,900.00 PA.

Term: Minimum lease term of Four (4) years with option to extend available.

Reviews: Rent reviews to occur on an annual basis to CPI with market review at renewal.

Availability: Available for occupation upon the Landlord providing the current tenant with one month's notification to vacate the premises.

**FOR FURTHER DETAILS & INSPECTION CONTACT SOLE LEASING AGENTS
GEORGE ZOGOPOULOS or ANDREW STABOLIDIS
0412 824 278 0439 803 639**

OFFICE: 8410 6444

PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

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