



Property Address: Unit 1, 13 Byre Avenue, Somerton Park SA 5044

Property Size: Approximately 331 Sqm

Rent Amount: \$3,586.00 Per Month Plus GST & Outgoings (\$43,032.00 PA)

Council Zoning: Light Industry - City of Holdfast Bay

Available: Available Now

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	TBA
SA Water Rates:	TBA
SA Water Consumption:	as consumed
Emergency Services Levy:	TBA
Electricity:	as consumed
Fire Equipment Service:	TBA
Building Insurance:	TBA

Total: **\$3,300.00** plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › 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

// FEATURES

- LED Lighting
- Kitchenette with Hot Water Service
- Disabled Bathroom Amenities
- 40 Amps 3 Phase Power
- Fenced to Front
- Office fitted with vinyl flooring and venetian blinds



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160

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