



**Property Address:** Unit 2 / 9 Oaklands Road, Somerton Park SA 5044

**Property Size:** Approximately 120 M<sup>2</sup>

**Rent Amount:** \$800.00 Per month + GST & Outgoings

**Council Zoning:** Neighbourhood Centre - City of Holdfast Bay

**Available:** 1ST June 2017

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$678.91
<b>SA Water Rates:</b>	\$593.40
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$253.50
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$130.98
<b>Total:</b>	<b><u>\$1,656.79</u></b> plus GST (if applicable)

**// TENANTS RESPONSIBILITIES**

- › Tenants are responsible for arranging their own Electricity, Telephone 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**

Besser brick workshop with roller door access

Toilet amenity and sink

Located on busy road



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