



**Property Address:** Unit 1 / 27 Seaford Road, SEAFORD SA 5169

**Property Size:** Approximately 290 Sqm<sup>2</sup> warehouse & 60 Sqm<sup>2</sup> verandah

**Rent Amount:** \$5,325.00 per month + GST & Outgoings

**Council Zoning:** City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$2,740.00
<b>SA Water Rates:</b>	\$546.00
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$634.00
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	TBA
<b>Public Lighting:</b>	\$3,920.00
<b>Total:</b>	<b><u>\$7,840.00</u></b> plus GST (if applicable)

- NOTE:** - 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

Warehouse/showroom/display with rendered finish, comprising disabled toilet amenity, kitchen/lunchroom, polished concrete floor, ducted reverse cycle air conditioning, attic storage area, workshop/storage, bitumised car parking with easy access, steel tubular fencing. Located on main road in Seaford with passing traffic of approximately 13,000 vehicles a day.



**Unit 1 Number 2 Aldershot Road, LONSDALE S.A. 5160**  
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