



Unit 2/230 Main South Road, Morphett Vale SA 5162

Size (approx)	68 Sqm
Rent	\$1045.00 Per Month + GST & Outgoings
Zoning	District Centre
Availability	18th Feb 2021

Property Features

Suit office or Medical, Brick office, comprising reception area plus two offices and kitchenette, Shared amenities
 Air Conditioned and carpeted, Great location
 Parking to front and rear

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$1,129.62	
SA Water Rates:	\$562.20	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$225.60	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Strata:	\$2,800.00	
Total: \$4,767.42 plus GST (if applicable)		

Note the tenant responsibilities also include the following

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

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