



34 First Street, Wingfield SA 5013

Size (approx)	202 sqm
Rent	\$3030.00 per month + GST & Outgoings
Zoning	Home Industry
Availability	Available now

Property Features

Colorbond Workshop and two story office.

Total area 202 sqm approx on site area of approx. 460 sqm

Site is good hardstand and fully fenced

Roller door access.

<p>Estimate of outgoings tenant liable to pay per annum</p> <table> <tr> <td>Council Rates:</td><td>\$2,617.35</td></tr> <tr> <td>SA Water Rates:</td><td>\$707.64</td></tr> <tr> <td>SA Water Consumption:</td><td>as consumed</td></tr> <tr> <td>Emergency Services Levy:</td><td>\$877.45</td></tr> <tr> <td>Reconciliation Fee:</td><td>\$100.00</td></tr> <tr> <td>Insurance:</td><td>\$1,129.12</td></tr> <tr> <td>Management Fees:</td><td>\$2,301.60</td></tr> <tr> <td colspan="2">Total: \$7,733.16 plus GST (if applicable)</td></tr> </table>		Council Rates:	\$2,617.35	SA Water Rates:	\$707.64	SA Water Consumption:	as consumed	Emergency Services Levy:	\$877.45	Reconciliation Fee:	\$100.00	Insurance:	\$1,129.12	Management Fees:	\$2,301.60	Total: \$7,733.16 plus GST (if applicable)	
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<p>Note the tenant responsibilities also include the following</p> <p>Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing</p> <p>Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover</p> <p>Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation</p>																	

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

Enquiries:

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