



**Property Address:** Unit 2 / 14 Farrow Circuit, SEAFORD SA 5169

**Property Size:** Approximately 193 sqm

**Rent Amount:** \$1,067.00 Per month (\$12,804.00 p.a.) + GST & Outgoings

**Council Zoning:** Industry - City of Onkaparinga

**Available:** Now

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$1,199.15
<b>SA Water Rates:</b>	\$605.80
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$247.35
<b>Electricity:</b>	as consumed
<b>Community Corp Fees:</b>	\$1,785.44
<b>Fire Equipment Service:</b>	\$120.00
<b>Total:</b>	<b><u>\$3,957.74</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**

- > Concrete warehouse with disabled toilet amenity with shower
- > High access roller door with 6M at the eaves
- > Located on fenced and concreted site
- > Within a group of 8 Community Title Units
- > Videofied alarm system with infra-red cameras inside and out
- > 4 Corner movement sensors & modern 3 phase out and switch panels



southern commercial group

**Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160**

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