



**Property Address:** Unit 3/232 Main South Road, MORPHETT VALE 5162

**Property Size:** Approximately 100 sqm

**Rent Amount:** \$1,750.00 per month + GST & Outgoings

**Council Zoning:** District Centre (Morphett Vale) - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$1,872.99
<b>SA Water Rates:</b>	\$681.12
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$417.30
<b>Electricity:</b>	as consumed
<b>Strata Corporation Fees:</b>	\$2,319.45
<b>Fire Equipment Service:</b>	\$120.00
<b>Management Fees:</b>	\$912.00
<b>Total:</b>	<u>\$6,322.86</u> 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

- > Quality office suite with excellent exposure to major intersection
- > 100sqm comprising reception, 4 separate offices and work station
- > Shared kitchen facilities
- > Ducted aircon throughout
- > Front and rear parking



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