



Unit 1, 65 Moore Road, Reynella SA 5161

Size (approx)	695 Square metres
Rent	\$5,416.66 Per month + GST & Outgoings
Zoning	Strategic Employment - City of Onkaparinga
Availability	Med November 2021

Property Features

Concrete Warehouse approximately 695 square metres comprising reception, office and lunchroom. Disabled toilet amenity.
 Load rated mezzanine approximately 100 square metres
 High power supply
 13 Bitumised car parks, located within fenced and secure group.

Estimate of Annual Outgoings:

Council Rates:	\$ 3,280.00
SA Water Rates:	\$ 920.00
SA Water Consumption:	As Consumed
Emergency Services Levy:	\$ 893.00
Reconciliation Fee:	\$ 100.00
Fire Protection:	\$ 100.00
Maintenance & Repairs:	\$ -
Gardening:	\$ 600.00
Building Insurance:	TBA

Total: **\$5,893.00** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

Enquiries: Jenny Howkins 0416 188 098 jen@southerncommercialgroup.com.au
 Sinéad Howkins 0411 526 222 sinead@southerncommercialgroup.com.au
 Unit 2 / 29 O'Sullivan Beach Road, Lonsdale S.A. 5160 | 08 8384 6099 | RLA 263 799