



Suite 2 - 2 Portrush Road, PAYNEHAM, 5070

Size (approx)	220 Square Metres
Rent	\$4720.83 Per Month Plus GST & Outgoings
Zoning	Housing Diversity Neighbourhood - HDN
Availability	NOW

Property Features

- 220 Sqm Office Space
- Prime corner location
- Basement parking available on request
- Entrance facing Payneham Road
- Spacious reception area
- Double glass doors
- Fully equipped kitchen
- Amenities
- Ducted reverse-cycle A/C
- Main Road Signage
- Comprising Office

Estimate of Annual Outgoings:

Council Rates:	N/A
SA Water Rates:	N/A
SA Water Consumption:	as consumed
Emergency Services Levy:	N/A
Community Corp Fees:	N/A
Building Insurance:	N/A
Underground Parking	\$ 910.80

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

Total: **\$910.80** plus GST (If Applicable)

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:

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