



Unit 6 / 347 Main South Road, Morphett Vale S.A. 5162

Size (approx)	195 Square metres - comprising ground floor of 135sqm & Mezzanine of 60sqm
Rent	\$2,858.33 Per Month Plus GST and Outgoings
Zoning	TBC - City of Onkaparinga
Availability	Available Now

Property Features

- Warehouse groundfloor approx 135 sqm
- Mezzanine approx 60 sqm
- Pre-Cast Concrete Construction
- Common area security camera system
- Bathroom & Kitchenette
- 6.8 metres at eaves
- High Access Roller Door

Estimate of Annual Outgoings:

Council Rates:	TBC
SA Water Rates:	TBC
SA Water Consumption:	as consumed
Emergency Services Levy:	TBC
Reconciliation Fee:	TBC
Fire Protection:	\$ 130.00
Management Fees:	TBC
Building Insurance:	TBC

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

Approx Total: **\$4,000.00** 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

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