



Unit 2 / 14 Farrow Circuit, SEAFORD SA 5169

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|---------------|---|
| Size (approx) | 193 square metres |
| Rent | \$1109.75 Per month + GST & Outgoings |
| Zoning | Strategic Employment - City of Onkaparinga |
| Availability | 1ST November 2021 [Potentially could be earlier] |

Property Features

Community Titled concrete warehouse with disabled toilet amenity and shower. High access roller door with 6M at the eaves. Located on fenced and concreted site.

Comprising 3 Phase power

Estimate of Annual Outgoings:

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|--------------------------|-------------|
| Council Rates: | \$ 1,292.31 |
| SA Water Rates: | \$ 562.20 |
| SA Water Consumption: | as consumed |
| Emergency Services Levy: | \$ 272.10 |
| Reconciliation Fee: | \$ 50.00 |
| Fire Protection: | \$ 100.00 |
| Maintenance & Repairs: | \$ - |
| Gardening: | \$ - |
| Building Insurance: | \$ 2,044.00 |

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: **\$ 4,320.61** 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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