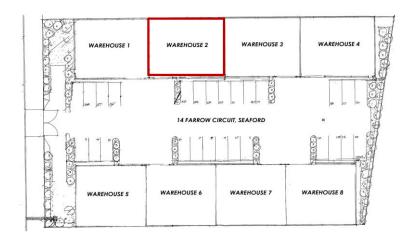


# FOR LEASE



# Unit 2 / 14 Farrow Circuit, SEAFORD SA 5169

Size (approx) 193 square metres

Rent \$1109.75 Per month + GST & Outgoings

Zoning Strategic Employment - City of Onkaparinga

Availability 1ST November 2021 [Potentionally 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:**

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

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