



## Unit 3, 35 Farrow Circuit, Seaford

Size (approx)	Approximately 350 Square metres
Rent	\$3,354.17 Per Month + Outgoings
Zoning	Strategic Employment - City of Onkaparinga
Availability	05/08/24

### Property Features

- Colorbond Warehouse
- Approximately 6m at Eaves
- Three Phase Power Available
- Toilet Amenities Available
- High access electric/remote operated roller door (W 5.3m x H 5m)
- Approx 350 square metres
- Securely Fenced Site
- LED Lighting & NBN

### Estimate of Annual Outgoings:

Council Rates:	\$ 1,073.55
SA Water Rates:	\$ 318.75
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 319.55
Building Insurance:	\$ 468.85
Roller Door Servicing	\$ 749.09
Fire Protection	\$ 267.00
Reconciliation Fee:	\$ 100.00

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: **\$3,296.79** 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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