



1/368 Main South Road, Morphett Vale SA 5162

Size (approx)	Approximately 63 Square metres
Rent	\$840.00 per month + GST [Gross Rent]
Zoning	Employment - City of Onkaparinga
Availability	12th December 2022

Property Features

Glass fronted office suite, located on ground level.
Air Conditioned reception area, plus additional office.
Shared toilet amenities. Car parking to the front and rear of building.

Estimate of Annual Outgoings:

Council Rates:	
SA Water Rates:	
SA Water Consumption:	as consumed
Emergency Services Levy:	
Electricity	as consumed
Building Insurance:	
Fire Equipment Servicing	\$ 110.00

Total: \$ **110.00** plus GST (If Applicable)

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

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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