



Unit 3 / 9 Oaklands Road, Somerton Park SA 5044

Size (approx)	120 Sqm
Rent	\$850.00 Per month + GST & Outgoings
Zoning	City of Holdfast Bay
Availability	Available December 2019

Property Features

- Small Besser brick workshop approx 120 square metres
- Roller door access
- Toilet Amenity and kitchenette
- Located on busy main through road

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoings & GST / Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$684.75	
SA Water Rates:	\$624.80	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$336.85	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Fire Equipment Servicing:	\$120.00	
Building Insurance:	\$168.83	
Total: \$1,985.23 plus GST (if applicable)		

Note the tenant responsibilities also include the following

Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing

Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover

Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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