



## Units 1,2 & 3 / 4 Shearer Dr, Seaford

Size (approx)	460sqm
Rent	\$2,246.09 per month (no GST) plus outgoings
Zoning	Urban Employment- City Of Onkaparinga
Availability	Early Feb, 2021

### Property Features

Colorbond warehouse comprising showroom area approx. 460sqm  
 High access roller doors, 2 x toilet amenities, 3 phase power,  
 mezzanine storage area.

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 (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$2,246.59	
SA Water Rates:	\$547.74	
SA Water Consumption:	as consumed	
Emergency Services Levy:	794.15	
Electricity:	as consumed	
Fire Protection:	\$150.00	
Reconciliation Fee:	\$110.00	
Building Insurance:	\$1,928.56	
Total: <b>\$5,777.04</b> 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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