



## 1 & 2 /11 Oaklands Road, Somerton Park SA 5044

Size (approx)	Approximately 419 Square metres
Rent	\$5586.00 per month plus GST + outgoings
Zoning	Employment - City of Holdfast Bay
Availability	Estimated Completion October 2022

### Property Features

**New precast construction warehouse & office. Estimated completion October 2022.**

Warehouse of 275 sqm approx. 8.5 metres @ eaves.

Ground Floor Office/Reception & Amenities - 44 sqm approx.

Level 1 Office 100 sqm approx.

Disabled Bathroom & Kitchenette

Roller door 3m wide x 47.2m high

Total lettable area per unit 419 sqm approx.

### Estimate of Annual Outgoings:

Council Rates:	\$ 2,600.00
SA Water Rates:	\$ 850.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 880.00
Fire Protection Servicing:	\$ 200.00
Building Insurance:	\$ 1,150.00

Total: **\$5,680.00** 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

### 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