



## Unit 1B/236 Seaford Road, Seaford SA 5169

|               |  |
|---------------|--|
| Size (approx) | 166 square metres                          |
| Rent          | \$1,425.63 Per Month Plus Outgoings        |
| Zoning        | Local Activity Centre- City of Onkaparinga |
| Availability  | Now  |

### Property Features

Office/Retail space located on upper level (above 2 ground Level Shops)  
 Approximately 166 square metres comprising four good size offices, tiled kitchen and internal bathroom with shower. Large street windows facing Seaford Road  
 Freshly painted throughout with vinyl flooring to be laid in December 2020  
 Ample on-site car parking to front. To suit Office / Medical / Allied services/retail.  
 Within a group of shops including Foodland Supermarket, Hair Dressers, Indian Take Away plus other businesses.

|  |             |   |
|--|-------------|---|
| Estimate of outgoings tenant liable to pay per annum |             | Prior to gaining access you will also be required to pay the following:<br><br>/ One month's rent inclusive of outgoings & GST<br>/ Bond (2-3 Months rent) or Bank Guarantee<br>/ 50% of the lease preparation fees |
| Council Rates:                                       | \$ 1,529.20 |   |
| SA Water Rates:                                      | \$ 385.58   |   |
| SA Water Consumption:                                | as consumed |   |
| Emergency Services Levy:                             | \$ 78.81    |   |
| Electricity:   | as consumed |   |
| Reconciliation Fee:                                  | \$ 55.00    |   |
| Fire Protection:                                     | \$ 120.00   |   |
| Building Insurance:                                  | \$ 1,423.85 |   |
| Total: <b>\$3,592.44</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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