



Property Address: Units 2&3 / 9 Oaklands Road, Somerton Park SA 5044

Property Size: Approximately 240 M²

Rent Amount: \$1600.00 Per month + GST & Outgoings

Council Zoning: Neighbourhood Centre - City of Holdfast Bay

Available: 1ST June 2017

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,357.82
SA Water Rates:	\$1,186.80
SA Water Consumption:	as consumed
Emergency Services Levy:	\$507.00
Electricity:	as consumed
Building Insurance:	\$261.96
Total:	<u>\$3,313.58</u> plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › Tenants are responsible for arranging their own Electricity, Telephone 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

// FEATURES

- Besser brick workshops, both with roller door access
- Toilet amenity and sink in each
- Located on busy road



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