



Property Address: Unit 2 / 35 Farrow Circuit, SEAFORD

Property Size: From approx. 350 Sqm

Rent Amount: From \$2,041.66 Per Month + outgoings

Council Zoning: Urban Employment - City of Onkaparinga

Available: Now

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,470.00
SA Water Rates:	\$650.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$200.00
Electricity:	as consumed
Fire Equipment:	\$120.00
Reconciliation Fee:	\$50.00
Roller Door Servicing:	\$250.00
Building Insurance:	\$1,100.00
Total:	<u>\$3,840.00</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

- > Colorbond warehouse available to be leased either separately or together
- > 6 meters at eaves, high access electric/remote operated roller door (W 5.3m x H 5m)
- > Three phase power available
- > Office
- > Disabled bathroom amenity and kitchenette (subject to fit out)
- > LED lighting, NBN installed to each unit
- > Secure chainmesh fenced site, external security lighting, dual access and 6 car parks

Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160

RLA 263 799 ABN 52 660 885 350

P (08) 8384 6099 **E** admin@southerncommercialgroup.com.au

jen@southerncommercialgroup.com.au 0416 188 098

sinead@southerncommercialgroup.com.au 0411 526 222

neil@southerncommercialgroup.com.au 0437 186 397

