



Property Address: Unit 3 / 45 Chapman Road, HACKHAM SA 5163

Property Size: Approximately 260 square metres

Rent Amount: \$1,100.00 per month (GROSS)

Council Zoning: City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$0.00
SA Water Rates:	\$0.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$0.00
Electricity:	as consumed
Building Insurance:	\$0.00
Public Lighting:	\$0.00

Total: as consumed plus GST (if applicable)

- NOTE:**
- 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

Warehouse approximately 260 square metres, comprising two high access sliding doors, internal office and amenities included disabled and small kitchen/lunchroom, high bay lighting, alarm system, 50 amps 3 phase available.



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160
RLA 263 799 ABN 52 660 885 350
Phone (08) 8384 6099 Fax (08) 8384 6252
jen@southerncommercialgroup.com.au 0416 188 098
deb@southerncommercialgroup.com.au 0408 837 037