



2 Gertrude Street, MORPHETT VALE

Size (approx)	214 Square Metres
Rent	\$125 per day or \$450 per 5 day week
Zoning	Strategic Employment
Availability	Now

Property Features

- Flexible leasing arrangement (1 – 5 days per week)
- Large modern consulting room
- Reverse cycle air conditioning
- Security System
- Reception assistance available
- Local transport nearby
- Situated in professional GP clinic
- Shared, spacious waiting room
- Shared Kitchen and amenities
- Security System
- Dedicated staff car park

Estimate of Annual Outgoings:

Council Rates:	
SA Water Rates:	
SA Water Consumption:	as consumed
Emergency Services Levy:	
Community Corp Fees:	
Building Insurance:	

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

Total: **\$0.00** plus GST (If Applicable)

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

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