



Unit 1 /7 Oaklands Road, Sommerton Park 5044

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| Size (approx) | 107 sqm |
| Rent | \$2500 per month plus GST and Outgoings |
| Zoning | Neighbourhood Centre - City of Holdfast Bay |
| Availability | Available now |

Property Features:

Showroom and Office of 107 sqm, air conditioned, carpeted and floating timber look flooring
Kitchenette, 2 x toilet amenities

Besser brick workshop of app. 150 sqm with roller door (2.8m wide x 2.75 m high)

Located on main road amongst other industrial and retail premises.

Estimate of outgoing tenant liable to pay per annum

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|---|-------------|
| Council Rates: | \$1,200.00 |
| SA Water Rates: | \$623.06 |
| SA Water Consumption: | as consumed |
| Emergency Services Levy: | \$663.60 |
| Electricity: | as consumed |
| Fire Equipment Service: | \$120.00 |
| Building Insurance: | \$646.66 |
| Reconciliation Fee: | \$50.00 |
| Total: \$3,303.32 plus GST (if applicable) | |

Prior to gaining access you will also be required to pay the following:

- / One month's rent inclusive of outgoing & GST
- / Bond (28 days rent) or Bank Guarantee
- / 50% of the lease preparation fees

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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