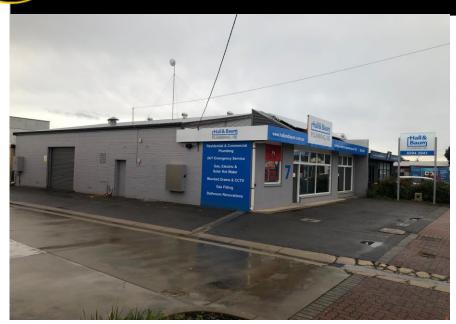


FOR LEASE



Unit 1 /7 Oaklands Road, Sommerton Park 5044

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 outgoings tenant liable to pay per annum

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

outgoings & GST

/ Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees

Note the tenant responsabilities 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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