



## 34 First Street, Wingfield SA 5013

Size (approx)	202 sqm
Rent	\$2083.33 per month + GST & Outgoings
Zoning	Home Industry
Availability	Available now

### Property Features

Colorbond Workshop and two story office.

Total area 202 sqm approx on site area of approx. 460 sqm

Site is good hardstand and fully fenced

Roller door access.

Estimate of outgoings tenant liable to pay per annum		<p>Prior to gaining access you will also be required to pay the following:</p> <p>/ One month's rent inclusive of outgoings &amp; GST / Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees</p>
Council Rates:	\$1,797.35	
SA Water Rates:	\$780.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$830.00	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Fire Protection	\$270.00	
Insurance:	\$1,069.12	
Total: <b>\$4,796.47</b> plus GST (if applicable)		

### 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

### Enquiries:

Jenny Howkins / 0416 188 098 / [jen@southerncommercialgroup.com.au](mailto:jen@southerncommercialgroup.com.au)

Sinead Howkins / 0411 526 222 / [sinead@southerncommercialgroup.com.au](mailto:sinead@southerncommercialgroup.com.au)

Neil Markland / 0437 186 397 / [neil@southerncommercialgroup.com.au](mailto:neil@southerncommercialgroup.com.au)

2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / [southerncommercialgroup.com.au](http://southerncommercialgroup.com.au) / RLA 263 799