



**Property Address:** Unit 7 / 14 Farrow Circuit, SEAFORD SA 5169

**Property Size:** Approximately 178 Sqm

**Rent Amount:** \$964.17.00 Per month + GST & Outgoings

**Council Zoning:** Industry - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$1,112.48
<b>SA Water Rates:</b>	\$593.40
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$236.00
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$1,650.90
<b>Total:</b>	<b><u>\$3,592.78</u></b> plus GST (if applicable)

#### // TENANTS RESPONSIBILITIES

- › 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

#### // FEATURES

Concrete warehouse with 6 metres at the eaves, disabled amenity with shower

3 Phase Power, high access roller door

Within group of 8 units located on concreted and fenced site



southern commercial group

**Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160**

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