

FOR LEASE



190 Main South Road, MORPHETT VALE SA 5162

Size (approx) 372 sqm
 Rent \$1,666.66 Per Month (\$20,000 p.a.) + GST & Outgoings
 Zoning District Centre - City of Onkaparinga

Property Features

Large open showroom area comprising two offices, rear storage area with goods lift and roller door access. Double glass door entrance, lunchroom/kitchen area and male/female amenities. Loading access from rear with ample parking and easy access. Located in a group of shops on Main Road in the heart of Morphett Vale. Ample front parking and additional rear parking available
Landlord will consider installing Disabled Toilet Amenity at their cost

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$ 2,749.00	
SA Water Rates:	\$ 636.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 737.00	
Electricity:	as consumed	
Fire Equipment Service:	\$ 120.00	
Reconciliation Fee:	\$ 100.00	
Building Insurance:	\$ 2,945.00	
Lift Operation:	\$ 730.00	
Total: \$8,017.00 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

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