



Shop 3, 6 Daws Road, Ascot Park

Size (approx)	271 Square Metres
Rent	\$2,201.12 Per Month + GST & Outgoings
Zoning	Employment
Availability	Available Now

Property Features

- Besser Brick office and workshop
- Total area 271 sqm app.
- Roller door access to workshop
- Off street parking

Estimate of Annual Outgoings:

Council Rates:	\$ 2,822.00
SA Water Rates:	\$ 825.00
SA Water Consumption:	\$ 291.17 (estimated)
Emergency Services Levy:	\$ 704.00
Pest Control	\$ 145.58
Building Insurance:	\$ 317.64
Audit Fees	\$ 371.64
Management Administration:	\$ 1,005.86

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Total: **\$693.94** per month plus GST (If Applicable)

Tenant Responsibilities also include:

- Arranging their own Electricity, Telephone/Internet Connections & Billing
- Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
- Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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