



1234 South Road, CLOVELLY PARK S.A.5042

Size (approx)	404 Sqm
Rent	\$4545.00 per month plus GST and Outgoings
Zoning	Industry - City of Marion
Availability	Early August, 2020

Property Features

Concrete Warehouse with high access, comprising carpeted reception & showroom, Office plus additional three offices on upper level, all with reverse cycle air conditioning, Kitchen amenities including disabled, fully insulated, Plus two undercover parking plus additional parking.

Estimate of outgoing 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 outgoing & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$3,169.95	
SA Water Rates:	\$1,127.38	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$759.68	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Building Insurance:	\$2,429.65	
Total: \$7,536.66 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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