

# FOR LEASE



## 2 Gertrude Street, Morphett Vale SA 5162

Size (approx)      205 Sqm  
 Rent                 \$2585.00 Per Month + GST & Outgoings  
 Zoning  
 Availability

### Property Features

Brick office suite, reception area plus 8 offices, built in storage cupboards. Kitchen with built- in cupboards, disabled bathroom amenity with shower plus 2nd toilet, NBN and phone system, Ducted reverse cycle air conditioning throughout, 205 sqm approx.(excluding on site garage)

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:	\$2,291.90	
SA Water Rates:	\$900.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$481.45	
Electricity:	as consumed	
Garden Maintenance:	\$1,000.00	
Fire protection servicing:	\$118.80	
Air conditioning servicing:	\$150.00	
Reconciliation Fee:	\$50.00	
Strata Corporation Fee:	\$2,454.02	
Total: <b>\$7,949.53</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

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