

# FOR LEASE



## 374 Main South Road, Morphet Vale SA 5162

Size (approx)	120 Sqm
Rent	\$1680.00 net per month + GST and Outgoings
Zoning	Commercial
Availability	Available now

### Property Features

Brick structure ideally suited to medical, office or consulting. Alarmed suitable for dog groomer or beauty therapist with water available to each room. Comprising reception with waiting room, or small display room, four office type rooms, plus additional storage rooms. Bitumised car parking to front. Landlord may renovate to suit under negotiation.

<p>Estimate of outgoings tenant liable to pay per annum</p> <table> <tr> <td>Council Rates:</td> <td>\$2,226.30</td> </tr> <tr> <td>SA Water Rates:</td> <td>\$769.12</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>\$507.89</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Reconciliation Fee:</td> <td>\$50.00</td> </tr> <tr> <td>Strata Corporation Fee:</td> <td>\$2,104.59</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total: <b>\$5,657.90</b> plus GST (if applicable)</td> </tr> </table>		Council Rates:	\$2,226.30	SA Water Rates:	\$769.12	SA Water Consumption:	as consumed	Emergency Services Levy:	\$507.89	Electricity:	as consumed	Reconciliation Fee:	\$50.00	Strata Corporation Fee:	\$2,104.59	Total: <b>\$5,657.90</b> plus GST (if applicable)		<p>Prior to gaining access you will also be required to pay the following:</p> <ul style="list-style-type: none"> <li>/ One month's rent inclusive of outgoings &amp; GST</li> <li>/ Bond (28 days rent) or Bank Guarantee</li> <li>/ 50% of the lease preparation fees</li> </ul>
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### 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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