



NEW BUILD FOR LEASE WELLINGTON AT BRADFORD



LOCATION:	WELLINGTON AT BRADFORD
BUILDING AREA:	4,796 sq. ft Main level 3,850 sq. ft upper office 946 sq. ft.
ZONING:	M2
TENANT'S RESPONSIBILITIES:	Rent. Hydro. Heat. Water. Janitor service & waste disposal. Grounds maintenance & snow removal. Realty taxes. Building insurance & extended coverage. Normal maintenance & repair (incl heat and air conditioning) Management & Supervisory. Building insurance & extended coverage Lighting replacement.
LANDLORD'S RESPONSIBILITIES:	Structural Repairs - roof deck, exterior walls (excl glass) floor (excl floor covering), and bldg foundation.
RENTAL:	\$20.00 per sq. ft. per annum net or \$7,993.34 per month net, plus Goods and Services Tax (GST) .
REQUIRED DEPOSIT:	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
LEASE TERM:	10 Years (5 & 5 year terms)
POSSESSION:	To Be Arranged
FEATURES:	New construction. Clear span 35 ft. Ceiling height 20 ft. 12x14 ft OHD. Floor Drain. 400 Amp power. Lot siz 50 ft by 400 ft = 20,000 sq. ft or .45 acre.
PARKING:	7 in Front with Extra

For more information:

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