

FOR LEASE



Unit 5 / 35 Aldenhoven Road, LONSDALE S.A. 5160

Size (approx)	223 Sqm
Rent	\$1300.83 per month + GST & Outgoings
Zoning	Urban Employment
Availability	Early April 2020

Property Features

Warehouse approximately 201 square metres with an extra 22 square metres of office.

Toilet amenity

3 Phase power and high roller door access.

Estimate of outgoings tenant liable to pay per annum

Council Rates:	\$662.06
SA Water Rates:	\$365.70
SA Water Consumption:	as consumed
Emergency Services Levy:	\$278.17
Electricity:	as consumed
Reconciliation Fee:	\$50.00
Flood Lights	\$25.74
Fire Extinguisher Service:	\$120.00
Gardening:	\$175.03
Management Fee:	\$260.00
Building Insurance:	\$1,034.60
Total:	\$2,971.30 plus GST (if applicable)

Prior to gaining access you will also be required to pay the following:

- / One month's rent inclusive of outgoings & GST
- / Bond (28 days rent) or Bank Guarantee
- / 50% of the lease preparation fees

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

Enquiries:

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