



## 10A, 41-47 O'Sullivan Beach Road, LONSDALE

Size (approx)	214 Square Metres
Rent	\$2695.00 Per Month Plus GST & Outgoings
Zoning	Strategic Employment
Availability	November 1st, 2023

### Property Features

- 214 Sqm Warehouse
- 2 X High Access Roller Doors
- Comprising Office of 56 Sqm
- Evaporative Air Conditioning
- Kitchen With overhead and under-bench cupboards
- 2 X toilets (one disabled + One With Shower)
- Alarm System
- Fully Insulated
- Bitumised Carparking
- 3 Phase Power Available
- Security Fencing to the Front
- Additional sink in warehouse

### Estimate of Annual Outgoings:

Council Rates:	\$ 2,000.00
SA Water Rates:	\$ 600.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 450.00
Community Corp Fees:	\$ 828.00
Building Insurance:	\$ 1,300.00

### Prior to gaining access you will be required to pay

- \* One Months rent including GST & Outgoings (if applicable)
- \* Commercial Bond (3 Months rent) or Bank Guarantee
- \* 50% of the Lease Preparation Fees

Total: **\$5,178.00** plus GST (If Applicable)

### Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing  
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)  
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

### Enquiries:

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