



Unit 2, 18 Ellemsea Circuit, Lonsdale S.A. 5160

Size (approx)	250 Square Metres
Rent	\$2158.00 per month plus GST and Outgoings
Zoning	Strategic Employment
Availability	Jul-23

Property Features

- Concrete/Colorbond Warehouse
- Air Conditioned Office
- Mezzanine Area
- Located in group of 5
- Onsite Parking
- High Access Roller Door
- Disabled Amenities
- Electric Roller Door access - Approx 4M wide
- Secure Site with autmoated gate access.
- Located just off Lonsdale Highway.

Estimate of Annual Outgoings:

Council Rates:	\$ 1,919.16
SA Water Rates:	\$ 372.86
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 401.70
Electricity:	as consumed
Fire Protection:	\$ 130.00
Communal Lighting:	\$ 31.32
Reconciliation Fee:	\$ 100.00
Gardening:	\$ 321.36
Building Insurance:	\$ 795.16
Total:	\$ 4,071.56 plus GST (if applicable)

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

- One month's rent inclusive of outgoings & GST
- Bond (2-3 Months rent) or Bank Guarantee
- 50% of the lease preparation fees

Tenant Responsibilities also include:

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

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