



Property Address: Unit 2A / 28 Heath Street, Lonsdale SA 5160

Property Size: Approximately 201.5 sqm

Rent Amount: \$1,345.00 Per month plus Outgoings [GST not applicable]

Council Zoning: Urban Employment - City of Onkaparinga

Available: 14th December 2018 (available earlier)

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,273.40
SA Water Rates:	\$430.54
SA Water Consumption:	as consumed
Emergency Services Levy:	\$296.13
Electricity:	as consumed
Community Corp Fees:	\$1,080.00
Building Insurance:	\$641.00
Fire Protection:	\$120.00
Total:	<u>\$3,841.07</u> plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › Tenants are responsible for arranging their own Electricity, Telephone 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

// FEATURES

- > Hebel brick warehouse, 6M high at the eaves with high access roller door
- > 3 Phase power
- > Disabled toilet amenity with shower, kitchenette with HWS
- > Located within fully fenced concreted site with dual access



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160

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