

FOR LEASE



Unit 3 / 28 Heath Street, LONSDALE SA 5160

Size (approx)	188 Sqm
Rent	\$1,284.67 Per month + GST and Outgoings.
Zoning	Urban Employment
Availability	30/04/21

Property Features

Heble brick warehouse approximately 188 square metres comprising small office approximately 9 square metres. Including disabled toilet amenity, Kitchenette with under bench cupboards. 6M at the eaves with one high access roller door. Located in group of units with dual site access and security fencing to front.

<p>Estimate of outgoings tenant liable to pay per annum</p> <table border="0"> <tr> <td>Council Rates:</td> <td>\$1,509.23</td> </tr> <tr> <td>SA Water Rates:</td> <td>\$415.46</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>\$309.10</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Reconciliation Fee:</td> <td>\$100.00</td> </tr> <tr> <td>Fire Extinguisher Servicing:</td> <td>\$120.00</td> </tr> <tr> <td>Building Insurance:</td> <td>\$800.00</td> </tr> <tr> <td>Strata/Community Fee:</td> <td>\$1,000.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total: \$4,253.79 plus GST (if applicable)</td> </tr> </table>	Council Rates:	\$1,509.23	SA Water Rates:	\$415.46	SA Water Consumption:	as consumed	Emergency Services Levy:	\$309.10	Electricity:	as consumed	Reconciliation Fee:	\$100.00	Fire Extinguisher Servicing:	\$120.00	Building Insurance:	\$800.00	Strata/Community Fee:	\$1,000.00	Total: \$4,253.79 plus GST (if applicable)		<p>Prior to gaining access you will also be required to pay the following:</p> <p>/ One month's rent inclusive of outgoings & GST</p> <p>/ Bond (2-3 Months rent) or Bank Guarantee</p> <p>/ 50% of the lease preparation fees</p>
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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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