

FOR LEASE



Unit 2 / 4 Bredbo Street, LONSDALE S.A. 5160

Size (approx)	343 Sqm
Rent	\$1902.51 Per Month + GST and Outgoings
Zoning	Urban Employment
Availability	Available Now

Property Features

Colorbond warehouse approx. 343sqm
 Comprising office space, Toilet amenity
 Double high access roller door, in group of 2
 60A 3 phase power, On concreted fenced site
 Electricity is sub-metered from Unit 1

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$1,265.94	
SA Water Rates:	\$418.58	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$542.06	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Fire Protection:	\$120.00	
Building Insurance:	\$1,101.23	
Total: \$3,497.81 plus GST (if applicable)		

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

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