



3A Walla Street, LONSDALE SA 5160

Size (approx)	565.75 sqm
Rent	\$2125.00 per month + GST & Outgoings
Zoning	Strategic Employment - City of Onkaparinga
Availability	August 21st 2023

Property Features

Colorbond Warehouse

Bathroom amenity and kitchenette

3 Phase Power

Two Story Office

Roller door access

Approximately 565.75 square metres.

Floor area of 286.75 sqm + mezzanine area of 166.5 sqm + duplex office space of 112.50 sqm

Estimate of Annual Outgoings:

Council Rates:	\$ 2,126.60
SA Water Rates:	\$ 447.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 679.94
Building Insurance:	\$ 1,734.49
Reconciliation Fee:	\$ 100.00

Total: **\$5,088.03** plus GST *(If Applicable)*

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

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: Jenny Howkins 0416 188 098 jen@southerncommercialgroup.com.au

Sinéad Howkins 0411 526 222 sinead@southerncommercialgroup.com.au

Unit 2 / 29 O'Sullivan Beach Road, Lonsdale S.A. 5160 | 08 8384 6099 | RLA 263 799