



Unit 1 / 31 Roxburgh Avenue, Lonsdale SA 5160

Size (approx)	146 Sqm
Rent	\$855.12 Per month + GST [GROSS]
Zoning	Urban Employment
Availability	Available 10th April, 2020

Property Features

Colorbond warehouse approximately 146 square metres comprising toilet amenity.
 High access sliding door. Within group of 10 units.
 Located on fenced site and bitumised parking.

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 (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	N/A	
SA Water Rates:	N/A	
SA Water Consumption:	as consumed	
Emergency Services Levy:	N/A	
Electricity:	as consumed	
Reconciliation Fee:	N/A	
Strata Corporation Fee:	N/A	
Total: N/A 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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