



Property Address: Unit 8 / 28 Heath Street, LONSDALE SA 5160

Property Size: Approximately 201.50 Sqm

Rent Amount: \$1,343.34 Per month (\$16,120 P.A.) + GST & Outgoings

Council Zoning: Industrial - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,284.06
SA Water Rates:	\$451.20
SA Water Consumption:	as consumed
Emergency Services Levy:	\$322.35
Electricity:	as consumed
Community Corp Fee's:	\$1,252.50
Total:	<u>\$3,310.11</u> plus GST (if applicable)

- NOTE:** - 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

Heble brick warehouse

One disabled amenity

kitchenette with under bench cupboards

6M eaves with one high access roller door

3 phase power

Located in group of 9 units with dual site access and security fencing



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

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