



Unit 4, 31 Ellemsea Circuit, Lonsdale

Size (approx)	Approx. 217 Square Metres, Comprising 37 Square metre office.
Rent	\$2531.66 Per Month + GST & Outgoings
Zoning	Strategic Employment
Availability	Available June 5th 2023

Property Features

Concrete Tilt up Warehouse, approximately 217 square metres, comprising 37 square metre office.
Also including disabled amenity & kitchenette. 50 Amps of 3 phase power.
4.7M High Roller Door and 6 metres at the eaves.
Located within a group of four units with electric gates to the front.
Three itemised car parks for unit.

Estimate of outgoings tenant liable to pay per annum	
Council Rates:	\$1,751.00
SA Water Rates:	\$ 262.93
SA Water Consumption:	as consumed
Fire Equipment:	\$ 110.00
Electricity:	as consumed
Emergency Services Levy:	\$ 351.16
Gardening:	\$ 231.00
Maintenance & Repairs	\$ 360.90
Reconciliation Fee:	\$ 100.00
Public Lighting	\$ 210.65
Building Insurance:	\$ 665.07
Total:	\$3,377.64 plus GST (if applicable)
<p>Prior to gaining access you will also be required to pay the following:</p> <ul style="list-style-type: none"> - One month's rent inclusive of outgoings & GST - Bond (2-3 Months rent) or Bank Guarantee - 50% of the lease preparation fees 	
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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