



Property Address: Unit 2 / 54 Cottage Lane, HACKHAM S.A. 5163

Property Size: Approximately 210 square metres

Rent Amount: \$928.20 Per month + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Available: 8th August 2017 - *possibly earlier*

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$ 1,058.39
SA Water Rates:	\$ 593.40
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 228.40
Electricity:	as consumed
Strata Data:	\$ 955.00
Total:	<u>\$2,835.19</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

Colourbond warehouse comprising approx. 10 Sqm² brick office and two amenities

Warehouse completely insulated and lined

Roller door access

3 Phase Power

Located on bitumised driveway



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160

RLA 263 799 ABN 52 660 885 350

Phone (08) 8384 6099 Fax (08) 8384 6252

jen@southerncommercialgroup.com.au 0416 188 098

sinead@southerncommercialgroup.com.au 0411 526 222

neil@southerncommercialgroup.com.au 0437 186 397