



**Property Address:** Unit 4 / 35 Aldenhoven Road, LONSDALE S.A. 5160

**Property Size:** Approximately 230 square metres

**Rent Amount:** \$1,345.00 per month (\$16,140.00 p.a.) + GST & Outgoings

**Council Zoning:** Urban Employment - City of Onkaparinga

**Available:** Now

Estimate of Outgoings Tenant liable to pay per annum:

|                                  |  |
|----------------------------------|--|
| <b>Council Rates:</b>            | \$609.26                                   |
| <b>SA Water Rates:</b>           | \$360.14                                   |
| <b>SA Water Consumption:</b>     | as consumed                                |
| <b>Emergency Services Levy:</b>  | \$274.90                                   |
| <b>Electricity:</b>              | as consumed                                |
| <b>Building Insurance:</b>       | \$566.69                                   |
| <b>Public Lighting:</b>          | \$204.24                                   |
| <b>Gardening:</b>                | \$172.33                                   |
| <b>Fire Equipment Servicing:</b> | \$80.00                                    |
| <b>Management Fees:</b>          | \$250.00                                   |
| <b>Total:</b>                    | <b>\$2,517.56 plus GST (if applicable)</b> |

**// TENANTS RESPONSIBILITIES**

- 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

**// FEATURES**

- > 230sqm colourbond warehouse
- > Glass fronted office
- > Good exposure and ample parking
- > Good heavy vehicale access with high roller door



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

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