



6 Bredbo Street, LONSDALE SA 5160

Size (approx)	450 sqm
Rent	\$2,752 per month + GST & Outgoings
Zoning	Urban Employment
Availability	Available 10th September, 2019

Property Features

Colorbond warehouse and brick office space of approx. 450 sqm
Kitchentee and amenities, air conditioned office.

Warehouse is split in two areas with sliding door access.
Bitumised hardstand and parking + fully fenced.

Estimate of outgoings tenant liable to pay per annum

Council Rates:	\$2,114.99
SA Water Rates:	\$725.88
SA Water Consumption:	as consumed
Emergency Services Levy:	\$779.00
Electricity:	as consumed
Building Insurance:	\$1,794.00

Total: **\$5,413.87** plus GST (if applicable)

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

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: [Jenny Hopkins / 0416 188 098 / jen@southerncommercialgroup.com.au](mailto:jen@southerncommercialgroup.com.au)
[Sinead Hopkins / 0411 526 222 / sinead@southerncommercialgroup.com.au](mailto:sinead@southerncommercialgroup.com.au)
[Neil Markland / 0437 186 397 / neil@southerncommercialgroup.com.au](mailto:neil@southerncommercialgroup.com.au)

2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / southerncommercialgroup.com.au / RLA 263 799