



**Property Address:** Unit 2/ 23 Ellemssea Circuit, LONSDALE S.A

**Property Size:** Approximately 400 Sqm

**Rent Amount:** \$2,959.35 Per Month + GST & Outgoings

**Council Zoning:** Industrial - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$1,913.17
<b>SA Water Rates:</b>	\$869.64
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$479.60
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$1,300.93
<b>Total:</b>	<u>\$4,563.34</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

6 meters at the eaves with a high access roller door

Air conditioned reception, office, and boardroom

Located in group of two with ample parking to front

Securely fenced concrete site with dual access

Door access to rear storage area

Toilet amenities including disabled features

3 Phase Power



southern commercial group

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

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