

FOR LEASE



Unit 2/11 Ellemsea Circuit, Lonsdale SA 5160

Size (approx)	345 Sqm
Rent	\$1830.00 per month + GST & Outgoings
Zoning	City Of Onkaparinga- Urban Employment
Availability	Available early March

Property Features

Colourbond warehouse, approx. 345 square metres, comprising glass fronted office approx. 35 and extra approx. 18 square metres, 3 Phase Power – 30 Amps 4.2 M high access roller door, Located in group of 3, Concrete parking fully fenced, Kitchenette and disabled toilet amenity and External CCTV

<p>Estimate of outgoings tenant liable to pay per annum</p> <table> <tr> <td>Council Rates:</td> <td>\$1,744.23</td> </tr> <tr> <td>SA Water Rates:</td> <td>\$361.05</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>\$285.97</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Fire Equipment Servicing:</td> <td>\$60.00</td> </tr> <tr> <td>Reconciliation Fee:</td> <td>\$100.00</td> </tr> <tr> <td>Grdening Fee:</td> <td>\$200.00</td> </tr> <tr> <td>Building Insurance:</td> <td>\$1,414.87</td> </tr> <tr> <td>Total:</td> <td>\$4,166.12 plus GST (if applicable)</td> </tr> </table>		Council Rates:	\$1,744.23	SA Water Rates:	\$361.05	SA Water Consumption:	as consumed	Emergency Services Levy:	\$285.97	Electricity:	as consumed	Fire Equipment Servicing:	\$60.00	Reconciliation Fee:	\$100.00	Grdening Fee:	\$200.00	Building Insurance:	\$1,414.87	Total:	\$4,166.12 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
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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

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