



Property Address: 19 Aldenhoven Road, LONSDALE 5160

Property Size: Approximately 502 Sqm²

Rent Amount: \$2,665.17 Per month + GST

Council Zoning: Industry - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$2,198.76
SA Water Rates:	\$954.35
SA Water Consumption:	as consumed
Emergency Services Levy:	\$1,070.96
Electricity:	as consumed
Building Insurance:	\$817.53
Total:	<u>\$5,041.60</u> plus GST (if applicable)

// 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

Showroom, Office & Amenities approx 85 Sq²

Comprising 2x sliding door

Warehouse approx 502 Sq²

Wide sliding door access of 4.8M wide by 3.8M high clearance



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

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