



## Unit 10, 31 Roxburgh Avenue, Lonsdale SA 5160

Size (approx)	144 Square metres
Rent	\$1,440.00 Per month + GST [Gross Rent]
Zoning	Strateigc Employment - City of Onkaparinga
Availability	July 15th 2024

### Property Features

Colorbond warehouse approximately 144 square metres comprising high access sliding door. With single toilet amenity and kitchenette. Comprising office space of 9.57 Sqm  
 Located within a group of 10 units, fenced with bitumised driveway.

#### Estimate of Annual Outgoings:

Council Rates:	N/A
SA Water Rates:	N/A
SA Water Consumption:	as consumed
Emergency Services Levy:	N/A
Reconciliation Fee:	N/A
Fire Protection:	\$130.00
Maintenance & Repairs:	N/A
Building Insurance:	N/A

Total: **\$130.00** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- \* One Months rent including GST & Outgoings (if applicable)
- \* Commercial Bond (3 Months rent) or Bank Guarantee
- \* 50% of the Lease Preparation Fees

#### Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing  
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)  
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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