



Property Address: Unit 2 / 11 Ellemsea Circuit, LONSDALE SA 5160

Property Size: Approximately 345 square metres

Rent Amount: \$1,782.50 Per month [\$21,390.00 P.A] + GST & Outgoings

Council Zoning: Urban Employment - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$ 1,646.65
SA Water Rates:	\$ 315.03
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 124.48
Electricity:	as consumed
Gardening:	\$ -
Fire Equipment Servicing:	\$ 120.00
Building Insurance:	\$ 1,232.50

Total: **\$3,438.66** 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

Comprising approx. 35 square metres glass fronted office with mezzanine above

Kitchenette and disabled toilet amenity

Plus additional office approx 18 square metres

30 Amps 3 phase power, 4.8M at eaves

Roller door access of 4.2M high

Concreted and fully fenced site



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