



6 Hull Court, LONSDALE SA 5160

Size (approx)	576 Sqm
Rent	From \$3000 per month net pa + GST and Outgoings
Zoning	Urban Employment
Availability	18th Of November 2020

Property Features

Colorbond Warehouse with evaporative cooling
 Roller door access x 2, Brick Office with air conditioning
 3 phase power, Kitchen and amenities
 Optional additional site area of approx. 1232 sqm

Estimate of outgoing tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoing & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$2,413.09	
SA Water Rates:	\$831.08	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$992.95	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Fire Protection:	\$110.00	
Building Insurance:	\$1,946.54	
Total:	\$6,343.66 plus GST (if applicable)	

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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