

Property Address: Units 1&2/6 Piping Lane, LONSDALE S.A

Property Size: Approximately 658 Sqm

Rent Amount: \$3,564.00 Per Month + GST & Outgoings

Council Zoning: Industrial - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates: \$2,104.29

SA Water Rates: \$1,053.18

SA Water Consumption: as consumed

Emergency Services Levy: \$978.38

> **Electricity:** as consumed

Building Insurance: \$1,047.81

Total: \$5,183.66 plus GST (if applicable)

NOTE: - 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

Comprising internal glass frontage office + reception area

Additional Office

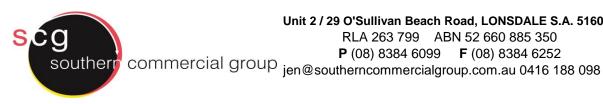
Wide sliding door access

Sliding door plus roller door

Two bathroom amenities

Located on secure concreted site

Kitchenette and amenities



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

RLA 263 799 ABN 52 660 885 350 **P** (08) 8384 6099 **F** (08) 8384 6252