



**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:

<b>Council Rates:</b>	\$2,104.29
<b>SA Water Rates:</b>	\$1,053.18
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$978.38
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$1,047.81
<b>Total:</b>	<b><u>\$5,183.66</u></b> 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**

jen@southerncommercialgroup.com.au 0416 188 098