

FOR LEASE



Unit 1/22 Waddikee Road, Lonsdale SA 5160

Size (approx)	155 SQM
Rent	\$1300.00 Per Month plus Outgoings & GST
Zoning	Urban Employment- City Of Onkaparinga
Availability	Available 15th December 2020

Property Features

Concrete Warehouse with office, disabled amenity with shower and kitchenette
 Office of approx. 15 sqm, Roller door 4.5M Height x 4M Wide
 Good parking to front
 Security fencing with remote control gate access

Estimate of outgoings 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 outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$1,599.62	
SA Water Rates:	\$609.15	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$359.00	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Whittles:	\$1,040.00	
Maintenance/Landscaping:	\$125.00	
Building Insurance:	\$1,005.00	
Total: \$4,737.77 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

Enquiries: Jenny Howkins / 0416 188 098 / jen@southerncommercialgroup.com.au
 Sinead Howkins / 0411 526 222 / sinead@southerncommercialgroup.com.au
 Neil Markland / 0437 186 397 / neil@southerncommercialgroup.com.au
 2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / southerncommercialgroup.com.au / RLA 263 799