



Unit 5B / 41-47 O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	292 Sqm
Rent	\$2190.00 Per Month + GST and Outgoings
Zoning	Strategic Employment - City Of Onkaparinga
Availability	Available 22 March 2021

Property Features

Tilt slab concrete warehouse, approximately 292 square metres, 6M at the eaves with roller door access.

Kitchenette, two toilet amenities, one comprising shower facility.

3 Phase Power and alarm system

Mezzanine area approx. 100 SQM with Evaporative Cooling A/C

Good access with ample shared parking to front

Electricity consumption is sub-metered and reconciled quarterly.

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 (3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$ 1,226.78	
SA Water Rates:	\$ 370.23	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 357.80	
Electricity:	as consumed	
Reconciliation Fee:	\$ 100.00	
Community Corp Fees:	\$ 607.57	
Fire Protection:	\$ 120.00	
Building Insurance:	\$ 823.15	
Total: \$3,605.53 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