



Unit 1 / 6 Aldershot Road, Lonsdale S.A. 5160

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|---------------|--|
| Size (approx) | 389 Square metres |
| Rent | \$2,270.00 Per month + GST & Outgoings |
| Zoning | Urban Employment - City of Onkaparinga |
| Availability | Mid October 2021 |

Property Features

Colorbond Warehouse with air conditioned brick office

Large sliding door access

Bitumised driveway / car parking

Electricity Consumption is on individual sub-meter, reconciled by Agent Qtrly

Estimate of Annual Outgoings:

| | |
|--------------------------|-------------|
| Council Rates: | \$ 1,234.92 |
| SA Water Rates: | \$ 330.90 |
| SA Water Consumption: | as consumed |
| Emergency Services Levy: | \$ 563.87 |
| Reconciliation Fee: | \$ 100.00 |
| Fire Protection: | \$ 200.00 |
| Maintenance & Repairs: | \$ 250.00 |
| Gardening: | \$ 334.48 |
| Building Insurance: | \$ 1,121.75 |

Total: **\$4,135.92** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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