



Unit 10 / 125 O'Sullivan Beach Road, Lonsdale, 5160

Size (approx)	250 sqm
Rent	\$2,916.00 Per month + GST and outgoings
Zoning	Strategic Employment - City of Onkaparinga
Availability	1st July

Property Features

- Colorbond warehouse with glass window frontage
- Approximately 250 square metres
- With 2x roller doors
- Located on main through road in Lonsdale with good exposure
- Access to rear warehouse/driveway from Aldershot Road
- Ample car parking on site
- Comprising small office

Estimate of Annual Outgoings:

Council Rates:	\$ 1,550.00
SA Water Rates:	\$ 312.40
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 550.60
Gardening:	\$ 468.60
Reconciliation Fee:	\$ 100.00
Building Insurance:	\$ 800.00

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

Total: **\$3,781.60** plus GST (If Applicable)

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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