



## 10 Christie Road, Lonsdale SA 5160

Size (approx)	7900 square meters
Rent	\$11,333.33 per month + GST & Outgoings
Zoning	Strategic Employment - City of Onkaparinga
Availability	April 2024

### Property Features

- Expansive Property totalling approx 7900sqm
- Warehouse area approx 1000sqm
- Fully fenced and secured.
- Water connected.
- Sliding Door Access
- Onsite Parking

### Estimate of Annual Outgoings:

Council Rates:	\$ 4,701.28
SA Water Rates:	\$ 1,123.94
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 1,774.95
Insurance	\$ 1,333.96
Reconciliation Fee:	\$ 100.00
Land Tax	\$ 9,391.78
Property Management Fee	\$4,477.22

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

Total: **\$22,903.13** 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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