



Property Address: Unit 1/ 27 Lindsay Road, Lonsdale S.A

Property Size: Approximately 240 Sqm

Rent Amount: \$1,275.00 Per Month + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,272.96
SA Water Rates:	\$814.20
SA Water Consumption:	as consumed
Emergency Services Levy:	\$834.15
Electricity:	as consumed
Community Corp Fee's:	\$617.60
Building Insurance:	\$3,791.00
Total:	<u>\$3,791.00</u> plus GST (if applicable)

NOTE: - Tenants are responsible for arranging their own Electricity, Telephone 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

- Office with glass fronted entrance
- Disabled bathroom amenity with shower
- High access roller door
- 6 Meters at the eaves
- 3 Phase power
- In group of 9 units, Community titled
- Located on bitumised & fenced site
- Built in 2011

Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160

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