



## Unit 1/57 O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	250 Sqm
Rent	\$1668.00 Per Month + GST & Outgoings
Zoning	Employment
Availability	Available Now

### Property Features

Colorbond Workshop with high roller door access – approx 170 sqm  
 Brick office and showroom with evaporative cooling – approx 80 sqm  
 Storeman office and amenities in workshop  
 Small kitchen, Mezzanine floor storage

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 (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	TBA	
SA Water Rates:	TBA	
SA Water Consumption:	as consumed	
Emergency Services Levy:	TBA	
Electricity:	as consumed	
Reconciliation Fee:	TBA	
Building Insurance:	TBA	
Total: <b>TBA</b> 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

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