



Available May 2012

Property Address	Unit 2 / 61 O'Sullivan Beach Road, LONSDALE
Property size	Warehouse 250 Sqm ² comprising 100 Sqm ² Showroom/Office & 150 Sqm ² Warehouse
Rent Amount	\$1,740.00 Per month + GST / \$20,880.00 Per annum + GST
Council Zoning	Urban Employment - City of Onkaparinga

Estimate of outgoings tenant liable to pay per annum	Gross Rent
Council Rates	_____ approx + gst
SA Water Rates	_____ approx + gst
SA Water Usage	<u>as metred</u> approx + gst
ESL	_____ approx + gst
Electricity	<u>as metred</u> approx + gst
Building Insurance	_____ approx + gst
<u>Strata Fees</u>	_____ approx + gst
<u>Gardening</u>	_____ approx + gst
_____	_____ approx + gst
_____	_____ approx + gst
Total	_____ approx + gst

Note: Tenants are responsible for arranging their own electricity and telephone connections and billing
Tenants must arrange and provide evidence of Public Liability & Plate Glass Insurance Cover

Comments: High access roller door
2 toilet amenities
Main road location with good parking facilities.
70 Amps 3 phase electricity



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