



Property Address: 12 Somerset Road, LONSDALE S.A 5160

Property Size: Approximately 1100 Sqm

Rent Amount: \$5,980.00 Per Month + GST & Outgoings

Council Zoning: Industrial - City of Onkapringa

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$3,120.00
SA Water Rates:	\$2,050.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$810.00
Electricity:	as consumed
Building Insurance:	\$3,655.00
Gardening:	\$1,250.00
Total:	<u>\$10,885.00</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

Colourbond warehouse comprising office
 Kitchenette & Bathroom amenities
 Mezzanine
 Insulated, Two high access roller doors
 6 Meters at the Eaves
 Undercover & Bitumised parking



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