



Unit 2 / 23 Somerset Circuit, LONSDALE SA 5160

Size (approx)	222 sqm
Rent	\$1,332.00 Per month (GROSS)
Zoning	Industry - City of Onkaparinga
Availability	28th November 2019

Property Features:

Workshop comprising office of approximately 30 M²

Built in Spray Booth - Can be removed

Large sliding door access

<p>Estimate of outgoings tenant liable to pay per annum</p> <table> <tr> <td>Council Rates:</td> <td>N/A</td> </tr> <tr> <td>SA Water Rates:</td> <td>N/A</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>N/A</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Fire Equipment Service:</td> <td>120</td> </tr> <tr> <td>Building Insurance:</td> <td>N/A</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total: \$120.00 plus GST (if applicable)</td> </tr> </table>		Council Rates:	N/A	SA Water Rates:	N/A	SA Water Consumption:	as consumed	Emergency Services Levy:	N/A	Electricity:	as consumed	Fire Equipment Service:	120	Building Insurance:	N/A	Total: \$120.00 plus GST (if applicable)		<p>Prior to gaining access you will also be required to pay the following:</p> <ul style="list-style-type: none"> / One month's rent inclusive of outgoings & GST / Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	N/A																	
SA Water Rates:	N/A																	
SA Water Consumption:	as consumed																	
Emergency Services Levy:	N/A																	
Electricity:	as consumed																	
Fire Equipment Service:	120																	
Building Insurance:	N/A																	
Total: \$120.00 plus GST (if applicable)																		

<p>Note the tenant responsibilities also include the following</p> <p>Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing</p> <p>Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover</p> <p>Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation</p>

Enquiries: Jenny Howkins / 0416 188 098 / jen@southerncommercialgroup.com.au
 Sinead Howkins / 0411 526 222 / sinead@southerncommercialgroup.com.au
 Neil Markland / 0437 186 397 / neil@southerncommercialgroup.com.au
 2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / southerncommercialgroup.com.au / RLA 263 799