

FOR LEASE



Unit 1/49 Ellemsea Circuit, Lonsdale SA 5160

Size (approx)	429 Sqm
Rent	\$2682.00 Per Month + GST & Outgoings
Zoning	Urban Employment- City Of Onkaparinga
Availability	21st December 2020

Property Features

Concrete warehouse & office of approx.. 429sqm (359 warehouse & 70 office)
 40 amps 3 phase power, Fully fenced site, Concrete parking and driveway
 High access roller door to warehouse, Air-conditioned & carpeted office

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:	\$2,178.18	
SA Water Rates:	\$586.20	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$573.85	
Electricity:	as consumed	
Reconciliation Fee:	\$100.00	
Fire Equipment:	\$109.09	
Building Insurance:	\$1,254.72	
Total: \$4,802.04 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

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