



**Property Address:** Unit 3 / 54 Cottage Lane, HACKHAM S.A. 5163

**Property Size:** Approximately 190 Sqm

**Rent Amount:** \$840.00 Per month (\$10,080 per annum) + GST & Outgoings

**Council Zoning:** Industry - City of Onkparinga

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$ 1,058.39
<b>SA Water Rates:</b>	\$ 605.60
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$ 170.80
<b>Electricity:</b>	as consumed
<b>Strata Corp Fees:</b>	\$ 600.00
<b>Total:</b>	<b><u>\$ 2,434.79</u></b> 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 workshop comprising 80 amp 3 phase power

Brick office with evaporative cooling to warehouse

Male & female amenities, roller door access and small fenced storage area to rear.



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

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