



## Unit 6/14 Lindsay Road, Lonsdale SA 5160

Size (approx)	325 Sqm
Rent	\$2254.00 Per Month + Outgoings and GST
Zoning	Urban Employment- City Of Onkaparinga
Availability	Available 1st November 2020

### Property Features

Warehouse & Office, Colorbond warehouse 325 sqm  
 High access roller door, 3 phase power  
 Small internal office and kitchenette

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:	\$1,599.62	
SA Water Rates:	\$562.20	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$359.90	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Strata Corp Fees:	\$2,090.00	
Total: <b>\$4,661.72</b> 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](mailto:jen@southerncommercialgroup.com.au)  
 Sinead Howkins / 0411 526 222 / [sinead@southerncommercialgroup.com.au](mailto:sinead@southerncommercialgroup.com.au)  
 Neil Markland / 0437 186 397 / [neil@southerncommercialgroup.com.au](mailto:neil@southerncommercialgroup.com.au)  
 2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / [southerncommercialgroup.com.au](http://southerncommercialgroup.com.au) / RLA 263 799