



Unit 2 / 6 Aldershot Road, Lonsdale SA 5160

Size (approx)	166.4 M ²
Rent	\$930.00 Per month + GST & Outgoings
Zoning	Urban Employment - City of Onkaparinga
Availability	1ST May 2021

Property Features

Colorbond warehouse Approx. 166.4 Sqm glass walled office with air conditioning and tiled floor, wide sliding door access, high bay lighting, Within group of five units with bitumised parking

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:	\$1,198.95	
SA Water Rates:	\$161.29	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$243.26	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Management Fees:	\$741.60	
Fire Equipment Service:	\$120.00	
Gardening:	\$202.68	
Building Insurance:	\$427.73	
Total: \$3,145.51 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

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