

FOR LEASE



Unit 9, 23 Donegal, LONSDALE

Size (approx)	144 Square Metres
Rent	\$300.00 Per Week Plus GST & Outgoings
Zoning	Strategic Employment
Availability	Now

Property Features

- Galvanised Workshop of approximately 144Sqm
- Comprising Mezzanine Area
- Two toilet amenities Including shower
- Kitchenette
- Small roller door to paved area at rear
- Located within secured fenced Strata Titled complex.

Estimate of Annual Outgoings:

Council Rates:	\$ 1,292.74
SA Water Rates:	\$ 614.80
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 346.00
Fire Protection Fees:	\$ 130.00
Reconciliation Fees:	\$ 50.00
Strata Fees:	\$ 1,200.00

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (*3 Months rent*) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Total: **\$3,633.54** plus GST (*If Applicable*)

Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (*Minimum \$20 Million*)
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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