

# FOR LEASE



## Unit 1/3 Somerset Circuit, Lonsdale SA 5160

Size (approx)	377Sqm
Rent	\$3,466.67 Per Month + GST
Zoning	Urban Employment
Availability	Available now

### Property Features

Showroom and Warehouse with great exposure to major intersection cnr O'Sullivan Beach Rd & Dyson Rd, Five roller doors, 3 phase power, Glass fronted showroom & amenities of 137 sqm app. Warehouse area with painted floor of 240 sqm app.

Bitumised parking with entrance from Somerset Circuit

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 (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$1,850.00	
SA Water Rates:	\$800.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$420.00	
Electricity:	as consumed	
Gardening:	\$1,100.00	
Agent Management fees:	\$2,568.00	
Reconciliation Fee:	\$150.00	
Building Insurance:	\$1,000.00	
<b>Total: \$7,888.00 plus GST (if applicable)</b>		

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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