



Property Address: Unit 5 / 35 Aldenhoven Road, LONSDALE S.A. 5160

Property Size: Approximately 223 square metres

Rent Amount: \$1,200.00 Per month + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$514.80
SA Water Rates:	\$329.80
SA Water Consumption:	as consumed
Emergency Services Levy:	\$245.02
Electricity:	\$104.12
Building Insurance:	\$564.05
Gardening:	\$211.02
Fire Extinguisher Service:	\$165.89
Flood Lights:	\$23.60
Total:	<u>\$2,158.30</u> 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

Warehouse approximately 201 square metres with an extra 22 square metres of office.

Optional additional warehouse for lease approximately 97 square metres



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

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