

FOR LEASE



50A O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	377 Sqm
Rent	\$2208.00 per month + GST and Outgoings
Zoning	Urban Employment
Availability	Mid July 2020

Property Features

New colorbond warehouse and office

Warehouse of 303.5 sqm with dual high access roller door access

Lined office/showroom & Amenities, inc. kitchen of 76 sqm app.

Concrete parking to front & Main Road Location

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:	\$1,600.00	
SA Water Rates:	\$395.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$455.00	
Electricity:	as consumed	
Reconciliation Fee:	\$100.00	
Fire Protection;	\$100.00	
Building Insurance:	\$1,300.00	
Total: \$3,950.00 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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