



Property Address: Unit 8 / 35 Aldenhoven Road, LONSDALE S.A. 5160

Property Size: Aproximately 98 square metres

Rent Amount: \$650.00 per month (\$7,800.00 p.a.) + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Available: 1st January 2019

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$266.52
SA Water Rates:	\$157.55
SA Water Consumption:	as consumed
Emergency Services Levy:	\$120.25
Electricity:	as consumed
Building Insurance:	\$247.90
Public Lighting:	\$89.34
Gardening:	\$75.39
Fire Equipment Servicing:	\$70.00
Management Fees:	\$250.00
Total:	\$1,276.95 plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- 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

// FEATURES

- > Colourbond warehouse with roller door access
- > Office and bathroom amenities
- > 3 phase power



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160

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