

FOR LEASE



Unit 1 / 6 Somerset Circuit, Lonsdale

Size (approx)	373 Sqm
Rent	\$2,500.00 all inclusive – GROSS
Zoning	Urban Employment
Availability	02/05/2020

Property Features

Air conditioned brick offices Colorbond warehouse comprising mezzanine storage area with forklift access. Kitchenette area, female and male toilet amenities. Located on secure fenced site area of approx 1,000 square metres. Ample external storage

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:	N/A	
SA Water Rates:	N/A	
SA Water Consumption:	as consumed	
Emergency Services Levy:	N/A	
Electricity:	as consumed	
Reconciliation Fee:	N/A	
Strata Corporation Fee:	N/A	
Total: N/A 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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