



## Units 1 & 2 / 4 Brebo Street, Lonsdale SA 5160

Size (approx)	813 Square metres	<b>Leased as a whole or seperately</b>
Rent	\$4,471.50 Per month plus GST & Outgoings	
Zoning	Urban Employment - City of Onkaparinga	
Availability	Late October 2021	

### Property Features

Two units offering a total floor area of 813 (Front 470 SQM, Rear 343 SQM)  
 Front warehouse showroom comprising with mezzanine floor and brick office  
 Toilet amenities incl. shower, kitchen and undercover loading zone.  
 Rear warehouse includes office, toilet amenities and 2x high access roller doors  
**Individual Electricity Sub-Meters in place for consumption**

#### Estimate of Annual Outgoings:

Council Rates:	\$ 3,090.60
SA Water Rates:	\$ 854.40
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 1,323.34
Reconciliation Fee:	\$ 110.00
Fire Equipment Servicing:	\$ 200.00
Electricity:	As Consumed
Building Insurance:	\$ 3,021.52

Total: **\$8,599.86** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- \* One Months rent including GST & Outgoings (if applicable)
- \* Commercial Bond (3 Months rent) or Bank Guarantee
- \* 50% of the Lease Preparation Fees

#### Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing  
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)  
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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