



Property Address: 44 Donegal Road Lonsdale SA 5160

Property Size: Approximately 644 Sqm

Rent Amount: \$2,997.00 Per month + Outgoings and GST

Council Zoning: Urban Employment - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$2,275.00
SA Water Rates:	\$2,400.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$940.00
Electricity:	as consumed
Reconciliation Fee:	\$50.00
Fire Equipment Servicing:	\$120.00
Building Insurance	\$1,785.00
Total:	<u>\$7,570.00</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

****Rent Free Incentive Available****

- > Colorbond warehouse of approx 644 sqm in total
- > Sectioned into three areas all with own bathroom amenities
- > Office, store area/lunchroom, kitchenette and bathroom
- > High 200 Amp power supply
- > Sliding door access to each area
- > Concreted on site parking



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

RLA 263 799 ABN 52 660 885 350

P (08) 8384 6099 **E** admin@southerncommercialgroup.com.au

jen@southerncommercialgroup.com.au 0416 188 098

sinead@southerncommercialgroup.com.au 0411 526 222

neil@southerncommercialgroup.com.au 0437 186 397