



## 79 Morrow Road, Lonsdale SA 5160

Size (approx)	5000 Sqm
Rent	3084.00 + GST per month
Zoning	Urban Employment
Availability	Available now

### Property Features

Area available up to 5000 sqm approx.

Fully bitumised

Fully fenced with 6 metre access

Lease option available for 1 year

<p>Estimate of outgoings tenant liable to pay per annum</p> <table> <tr> <td>Council Rates:</td> <td>N/A</td> </tr> <tr> <td>SA Water Rates:</td> <td>N/A</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>N/A</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Reconciliation Fee:</td> <td>N/A</td> </tr> <tr> <td>Strata Corporation Fee:</td> <td>N/A</td> </tr> <tr> <td><b>Total:</b></td> <td><b>N/A</b> plus GST (if applicable)</td> </tr> </table>		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	<b>Total:</b>	<b>N/A</b> plus GST (if applicable)	<p>Prior to gaining access you will also be required to pay the following:</p> <ul style="list-style-type: none"> <li>/ One month's rent inclusive of outgoings &amp; GST</li> <li>/ Bond (28 days rent) or Bank Guarantee</li> <li>/ 50% of the lease preparation fees</li> </ul>
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<b>Total:</b>	<b>N/A</b> 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

### Enquiries:

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