



**Property Address:** 3 Walla Street, LONSDALE SA 5160

**Property Size:** Approximately 479 M<sup>2</sup>

**Rent Amount:** \$1,358.33 Per month (\$16,300.00 PA) + GST & Outgoings

**Council Zoning:** Industry - City of Onkaparinga

**Available:** 13TH March 2018

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$1,092.04
<b>SA Water Rates:</b>	\$289.30
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$361.61
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$605.13

Total: **\$2,348.08** 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 approx 479 M<sup>2</sup> comprising office approx. 27 M<sup>2</sup>  
and Mezzanine floor approx. 166 M<sup>2</sup>

Toilet Amenities, concrete driveway with shared locked yard area



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