



Property Address: Unit 1 / 13 Aldenhoven Road, LONSDALE SA 5160

Property Size: Approximately 410 M²

Rent Amount: \$1,880.00 Per month + GST & Outgoings

Council Zoning: Urban Employment - City of Onkparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,482.70
SA Water Rates:	\$646.55
SA Water Consumption:	as consumed
Emergency Services Levy:	\$704.95
Electricity:	as consumed
Fire Equipment Servicing:	\$120.00
Building Insurance:	\$1,356.54
Total:	<u>\$4,310.74</u> 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 comprising brick office

Reception area and amenities

Mezzanine floor

High access sliding door

Located on main through road in the heart of Lonsdale



southern commercial group

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