



**Property Address:** 18 Kitawah Street, LONSDALE S.A. 5160

**Property Size:** Approximately 233 Sq<sup>2</sup>

**Rent Amount:** \$815.50 Per month + GST & Outgoings

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

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$834.84
<b>SA Water Rates:</b>	\$249.40
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$298.93
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$434.37
<b>Total:</b>	<b><u>\$1,817.34</u></b> 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

Warehouse approximately 233 Sq<sup>2</sup> comprising 15 Sq<sup>2</sup> office

Roller door access

Toilet amenity

Kitchenette

3 Phase Power



southern commercial group

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

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