

FOR LEASE



42B O'Sullivan Beach Road, LONSDALE SA 5160

Size (approx)	250 sqm
Rent	\$1,450 per month + GST & Outgoings
Zoning	Urban Employment
Availability	Available now

Property Features:

Brick Workshop and Office with 5 Roller doors
 Verandah (75 sqm) spans entire front of workshop
 3 phase power, office with glass fronted entrance
 secure fenced yard area and alarm system

Estimate of outgoing tenant liable to pay per annum

Council Rates:	\$921.66
SA Water Rates:	\$440.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$359.51
Electricity:	as consumed
Fire Equipment Service:	\$150.00
Building Insurance:	\$1,468.42
Total: \$3,339.59 plus GST (if applicable)	

Prior to gaining access you will also be required to pay the following:

- / One month's rent inclusive of outgoing & GST
- / Bond (28 days rent) or Bank Guarantee
- / 50% of the lease preparation fees

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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