



## U5C / 41-47 O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	189 Sqm
Rent	\$1346.43 Per month + GST & Outgoings
Zoning	Strategic Employment
Availability	Available 1ST July 2021

### Property Features

Tilt slab concrete warehouse approx 189 SQM. 6 metres at the eaves with roller door access, Disabled toilet amenity, Internal office approx 25 SQM with glass frontage and security roller shutter to front, Good access with shared ample parking to front, Electricity consumption is sub-metered and reconciled quarterly.

Estimate of outgoings tenant liable to pay per annum		<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 (2-3 Months rent) or Bank Guarantee</li> <li>/ 50% of the lease preparation fees</li> </ul>
Council Rates:	\$1,263.58	
SA Water Rates:	\$241.84	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$222.36	
Electricity:	as consumed	
Fire Protection:	\$109.09	
Reconciliation Fee:	\$100.00	
Community Corp Fee:	\$371.00	
Building Insurance:	\$522.04	
Total: <b>\$2,829.91</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 (Minimum \$20 Million)
- Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

**Enquiries:** Jenny Howkins / 0416 188 098 / [jen@southerncommercialgroup.com.au](mailto:jen@southerncommercialgroup.com.au)  
 Sinead Howkins / 0411 526 222 / [sinead@southerncommercialgroup.com.au](mailto:sinead@southerncommercialgroup.com.au)  
 Neil Markland / 0437 186 397 / [neil@southerncommercialgroup.com.au](mailto:neil@southerncommercialgroup.com.au)  
 2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / [southerncommercialgroup.com.au](http://southerncommercialgroup.com.au) / RLA 263 799