



Unit 1/11 Chrysler Road, Lonsdale SA 5160

Size (approx)	370 Sqm
Rent	\$2,416.67 per month + GST & Outgoings
Zoning	Strategic Employment -City Of Onkaparinga
Availability	15th April 2021

Property Features

- Colorbond warehouse + air-conditioned office approx. 370 sqm
- Warehouse approx. 210sqm, office approx. 160sqm
- High access roller door and 3 phase power
- Concreted parking and security fencing, Premise is security alarmed

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$301.38	
SA Water Rates:	\$680.47	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$649.94	
Electricity:	as consumed	
Building Insurance:	\$2,530.68	
Total: \$4,162.47 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
- Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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