



**Property Address:** Unit 5 / 29 Aldenhoven Road, Lonsdale S.A. 5160

**Property Size:** Approximately 250 Sqm<sup>2</sup>

**Rent Amount:** \$1,458.33 Per month + GST & Outgoings

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

Estimate of Outgoings Tenant liable to pay per annum:

<b>Council Rates:</b>	\$1,077.23
<b>SA Water Rates:</b>	\$335.60
<b>SA Water Consumption:</b>	as consumed
<b>Emergency Services Levy:</b>	\$218.08
<b>Electricity:</b>	as consumed
<b>Building Insurance:</b>	\$623.45
<b>Fire Equipment Service:</b>	

Total: **\$2,254.36** 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 workshop	3 Phase power
20 Sqm Air Conditioned Office	Amenities including shower
Fully fenced	Bitumised driveway



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

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