



Property Address: Unit 5C / 41 - 47 O'Sullivan Beach Road, Lonsdale 5160

Property Size: Approximately 189 Sqm²

Rent Amount: \$1,298.00 Per month + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,103.46
SA Water Rates:	\$280.58
SA Water Consumption:	as consumed
Emergency Services Levy:	\$195.96
Electricity:	as consumed
Building Insurance:	\$516.00
Community Corp Fees:	\$353.00
Total:	<u>\$2,449.00</u> 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

Tilt slab concrete warehouse approx 189 square metres

6 Metres at the eaves with roller door access

disabled toilet amenity

internal office approx 25 square metres with glass frontage and security roller door to front

Good access with ample shared parking



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

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