

FOR LEASE



Unit 1, 43 Roxburgh Avenue, Lonsdale, 5160

Size (approx)	Approximately 90 square metres
Rent	\$875.00 Per Month + GST & Toilet Cleaning
Zoning	Strategic Employment - City of Onkaparinga
Availability	Jan-10-2023

Property Features

Colorbond Warehouse

Approx 90 Sqm

Comprising internal office with kitchen sink facility

Roller door access

Evaporative cooling to workshop and reverse cycle air conditioning to office

Shared male & female bathroom amenities, cleaned regularly

Located within secure site, fully fenced

Estimate of Annual Outgoings:

Toilet Cleaning	\$	297.00
Council Rates:		NA
SA Water Rates:		NA
SA Water Consumption:		as consumed
Emergency Services Levy:		NA
Building Insurance:		NA
Reconciliation Fee:		NA

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Total: **\$297.00** plus GST (If Applicable)

Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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