

FOR LEASE



Unit 2/15 Aldenhoven Road, Lonsdale SA 5160

Size (approx) 288 Sqm

Rent \$1,200.00 Per month + GST & Outgoings

Zoning Urban Employment

Availability 18/08/2020.

Property Features

Colorbond workshop approximately 288 square metres, comprising internal office with carpeted flooring. One double sliding door opening approx. 5M wide and one single sliding door. 60 AMPS 3 Phase Power. Good access with ample parking to front. Shared fenced yard with neighbouring tenant.

Estimate of outgoings tenant liable to pay per annum

Council Rates: \$ 1,294.72

SA Water Rates: \$ 289.90

SA Water Consumption: as consumed

Emergency Services Levy: \$ 293.95

Electricity: as consumed

Building Insurance: TBA

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

Total: \$ 1,878.57 plus GST (if applicable)

Note the tenant responsabilities 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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