



**Property Address:** 4 Arwon Court, Lonsdale S.A. 5160

**Property Size:** Approximately 810 Sqm<sup>2</sup>

**Rent Amount:** \$5,716.66 Per month + GST & Outgoings

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

Estimate of Outgoings Tenant liable to pay per annum:

**Council Rates:**

**SA Water Rates:**

**SA Water Consumption:** as consumed

**Emergency Services Levy:**

**Electricity:** as consumed

**Building Insurance:**

**Fire Equipment Service:**

Total: \_\_\_\_\_ 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

Warehouse of 810 Sq<sup>2</sup>, Brick reception / showroom and office of approx.60 Sq<sup>2</sup>

Majority fully insulated, air conditioned, carpeted, alarm system

Additional 50 Sq<sup>2</sup> office and amenities in warehouse

Mezzanine of approx 60 Sq<sup>2</sup>

Total floor area of approx. 920 Sq<sup>2</sup>, Total site area approx. 2400 sq<sup>2</sup>

Concreted, bitumised and fully fenced

200 Amp power supply



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

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