



Unit 2A, 28 Heath Street, LONSDALE

Size (approx)	201.5 Square Metres
Rent	\$2,182.91 Per Month Plus GST & Outgoings
Zoning	Strategic Employment
Availability	July 25th 2024

Property Features

- Heble brick warehouse approximately 201.5 square metres
- High access roller door
- 3 Phase Power
- Disabled toilet amenity with shower
- High access roller door
- Kitchenette with HWS
- Located within fully fenced concreted site with dual access permitted
- Four car parks.

Estimate of Annual Outgoings:

Council Rates:	\$ 1,845.37
SA Water Rates:	\$ 436.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 395.00
Community Corp Fees:	\$ 1,147.60
Building Insurance:	\$ 1,210.00
Fire Protection :	\$ 143.00
Reconciliation Fee:	\$ 110.00

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: **\$5,286.97** 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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