



## 34 Donegal Rd, Lonsdale SA 5160

Size (approx)	350 Sqm
Rent	\$2750 per month + GST and Outgoings
Zoning	Urban Employment
Availability	Available 1st March

### Property Features

Warehouse and Brick Office with high access roller door and 3 phase power + Evaporative Cooling. Office comprises showroom + Office with r/c air conditioning and new carpets. Kitchen / Lunchroom with built in bench and cupboards Male and Female/Disabled amenities. Total Area 350 Sqm, concreted and fully fenced hardstand/parking and water and Gas connected.

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following:  / One month's rent inclusive of outgoings & GST / Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$2,080.00	
SA Water Rates:	\$716.64	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$766.95	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Fire Protection:	\$150.00	
Building Insurance:	\$937.17	
Total: <b>\$4,700.76</b> plus GST (if applicable)		

Note the tenant responsibilities 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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