



Unit 3A / 28 Heath Street, Lonsdale

Size (approx)	201.5 sqm
Rent	\$1247.40 per month Plus GST and Outgoings
Zoning	Urban Employment
Availability	Mid December 2019

Property Features

Heble Brick unit of 201.5 sqm approx, disabled bathroom amenity with shower
Kitchenette with HWS, High access roller door

Painted concrete floor

Located in secure group with dual access and security fencing to front

Estimate of outgoing 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 outgoing & GST / Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$151.13	
SA Water Rates:	\$415.46	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$287.98	
Electricity:	as consumed	
Building Insurance:	\$900.78	
Comm Corporation Fee:	\$968.50	
Total: \$4,087.85 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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