



Lot 11, 41-47 O'Sullivan Beach Road, LONSDALE

Size (approx)	1500 Square Metres
Rent	\$2365.00 Per Month Plus GST (gross rent)
Zoning	Strategic Employment
Availability	NOW

Property Features

- Vacant Site of 1500 Sqm
- Fully Fenced
- Water Available
- Minimum One Year lease

Estimate of Annual Outgoings:

Council Rates:	NA
SA Water Rates:	N/A
SA Water Consumption:	as consumed
Emergency Services Levy:	N/A
Community Corp Fees:	N/A
Building Insurance:	N/A

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: **N/A** 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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