



10 Devon Street, Lonsdale SA 5160

Size (approx)	450 Square metres
Rent	\$3,250.000 Per month + GST & Outgoings
Zoning	Urban Employment - City of Onkaparinga
Availability	Potentially early Augsut 2021

Property Features

Colorbond warehouse and office.

Two double sliding doors to warerhouse of 6M width

Office, kitchen and disabled bathroom amenity

On site of approx. 2191 sqm

Fulled fenced with good concrete hardstand

Estimate of Annual Outgoings:

Council Rates:	\$ 2,532.03
SA Water Rates:	\$ 1,000.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 1,045.86
Reconciliation Fee:	\$ -
Fire Protection:	\$ 150.00
Maintenance & Repairs:	\$ -
Gardening:	\$ -
Building Insurance:	\$ 2,318.34

Total: **\$7,046.23** plus GST (If Applicable)

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

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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