



Property Address: Unit 3 / 61 O'Sullivan Beach Road, Lonsdale

Property Size: Approximately 250 Sqm

Rent Amount: \$1,970 Per month Gross (GST Not Applicable)

Council Zoning: Industrial - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum: **GROSS**

Council Rates:

SA Water Rates:

SA Water Consumption: as consumed

Emergency Services Levy:

Electricity: as consumed

Building Insurance:

Total: as consumed plus GST (if applicable)

- NOTE:** - Tenants are responsible for arranging their own Electricity, Telephone 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

Warehouse of approximately 250 square metres including brick office/showroom of approx. 100 square metres, with glass frontage

Located on busy main road with good bitumised parking facilities

Comprising two toilet amenities, kitchenette & high access roller door



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160

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