

FOR LEASE



Unit 1 / 48 O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	250 Sqm
Rent	\$1900.00 Per Month + GST & Outgoings
Zoning	Urban Employment - City of Onkaparinga
Availability	Now

Property Features

Colorbond Warehouse 150 sqm app, High access roller door,
 Kitchenette & single bathroom amenity, Shared disabled amenity
 Showroom / Office 100 sqm app, Main Road Location with dual site access
 Located on corner with good exposure

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 (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$ 1,712.60	
SA Water Rates:	\$ 624.80	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 392.20	
Electricity:	as consumed	
Reconciliation Fee:	\$ 100.00	
Strata Corp Fees:	\$ 3,611.30	
Total: \$6,440.90 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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