



Property Address: 6 Enterprise Court, Lonsdale SA 5160

Property Size: Approx. 554 sqm Warehouse on approx. 1500 sqm site

Rent Amount: \$2,950.00 Per month (\$35,400.00 P.A.) + GST & Outgoings

Council Zoning: Urban Employment - City of Onkaparinga

Available: Available now

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$ 2,134.56
SA Water Rates:	\$ 758.74
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 493.10
Electricity:	as consumed
Management fees:	\$ 2,124.00
Reconciliation Fee:	\$50.00
Fire Equipment Service:	\$ 120.00
Building Insurance:	\$ 1,211.28

Total: **\$6,891.68** plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › 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

// FEATURES

- > Colourbond warehouse with dual roller doors providing drive through access
- > Small timber office externally to rear with air conditioning & kitchenette
- > Bathroom amenity
- > Concreted and fully fenced site



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

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