



104 O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	400 Sqm
Rent	\$4,250.00 Per Month + GST & Outgoings
Zoning	City Of Onkaparinga- Urban Employment
Availability	1st March 2021

Property Features

Colorbond warehouse and office of approx. 400 sqm, 3 Phase power, Air-conditioned office Total site area 4200 sqm (majority concreted) & Fully fence.

Estimate of outgoings tenant liable to pay per annum

Council Rates:	\$3,312.22
SA Water Rates:	\$1,575.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$752.10
Electricity:	as consumed
Reconciliation Fee:	\$50.00
Fire Protection:	\$200.00
Building Insurance:	\$1,407.87

Total: **\$7,297.19** plus GST (if applicable)

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

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

Enquiries:

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