



4/18 Ellemsea Circuit, Lonsdale SA 5162

Size (approx)	Approximately 250 Square metres
Rent	\$2083.33 per calendar month plus GST + Outgoings
Zoning	Strategic Employment - City of Onkaparinga
Availability	1st July 2022

Property Features

250 sqm Colorbond warehouse and office, kitchenette and disabled bathroom amenity.

Concrete car park, fully fenced with remote gate access. High access roller door, 3 phase power.

Estimate of Annual Outgoings:

Council Rates:	\$ 1,820.00
SA Water Rates:	\$ 365.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 382.00
Building Insurance:	\$ 1,120.00
Gardening:	\$ 320.00
Common Power:	\$ 200.00
Fire Protection:	\$ 120.00
Reconciliation Fee:	\$ 100.00

Total: **\$4,427.00** 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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