



Unit 4, 12 Devon Street, Lonsdale SA 5160

Size (approx)	243 Sqm
Rent	\$1,518.75 per month + GST & Outgoings
Zoning	Urban Employment
Availability	Available mid May 2020

Property Features

Colorbond warehouse approx 243 square metres, comprising small office with built in desk & cupboards, high access sliding door, 80 Amps 3 Phase Power and disabled bathroom amenities. LED Lighting. Within group of five units located on secure fenced yard. 3 Car Parks.

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 (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	TBA	
SA Water Rates:	TBA	
SA Water Consumption:	as consumed	
Emergency Services Levy:	TBA	
Electricity:	as consumed	
Reconciliation Fee:	TBA	
Strata Corporation Fee:	TBA	
Total: TBA 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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