

FOR LEASE



11 Sherriffs Road, Lonsdale SA 5160

Size (approx)	105 Sqm
Rent	\$2083.33 Per Month + GST & Outgoings
Zoning	Employment
Availability	Available Now

Property Features

Located on Sherriffs Road with massive passing traffic
 Rendered Office, Display room with Kitchen and amenities – approx.. 105 sqm
 Colorbond Garage of approx.. 55 sqm, Total site area approx.. 1900 sqm
 Fully fenced, Two gate access points.

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:	TBA	
SA Water Rates:	TBA	
SA Water Consumption:	as consumed	
Emergency Services Levy:	TBA	
Electricity:	as consumed	
Reconciliation Fee:	TBA	
Building Insurance:	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 (Minimum \$20 Million)

Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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