

FOR LEASE



10 Bredbo Street, Lonsdale SA 5160

Size (approx)	375 Sqm
Rent	\$2,333.33 Per month + GST & Outgoings
Zoning	Urban Employment
Availability	Available 4th January, 2021

Property Features

Colorbond Warehouse approximately 375 square metres in total
 Comprising brick office/boardroom approx. 40 square metres at the front
 Built in kitchenette with a second at the rear approx 30 square metres
 also including kitchen and amenities.

Three roller doors to front, 3 Phase Power, Located on fully fenced complex,
 concrete driveway, Site approximately 1950 square metres

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:	\$2,209.72	
SA Water Rates:	\$752.72	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$498.25	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Fire Equipment:	\$200.00	
Building Insurance:	\$2,500.00	
Total: \$6,030.69 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

Enquiries: Jenny Howkins / 0416 188 098 / jen@southerncommercialgroup.com.au
 Sinead Howkins / 0411 526 222 / sinead@southerncommercialgroup.com.au
 Neil Markland / 0437 186 397 / neil@southerncommercialgroup.com.au