

FOR LEASE



Unit 5A / 58 O'Sullivan Beach Road, Lonsdale SA 5160

Size (approx)	180 Sqm
Rent	\$1,227.27 Per month + GST (GROSS Rent)
Zoning	Urban Employment
Availability	Available 4TH September

Property Features

Colorbond warehouse approximately 180 square metres

Comprising large sliding door approx 4M high

Single toilet amenity

Located at the end of the complex, fully fenced and concrete site.

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:	N/A	
SA Water Rates:	N/A	
SA Water Consumption:	as consumed	
Emergency Services Levy:	N/A	
Electricity:	as consumed	
Reconciliation Fee:	N/A	
Building Insurance:	N/A	
Total: N/A 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:

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