



Property Address: 3/13 Aldenhoven Rd, LONSDALE SA 5160

Property Size: Approximately 200 sqm

Rent Amount: \$833.33 Per month (\$10,000.00 PA) + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Available: 15th March 2018

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$746.88
SA Water Rates:	\$272.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$413.00
Electricity:	as consumed
Building Insurance:	\$453.42
Total:	<u>\$1,885.30</u> plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › Tenants are responsible for arranging their own Electricity, Telephone 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

// FEATURES

Colourbond warehouse of approx.200 sqm

Good access via sliding door and small internal office approx. 9 sqm

3 phase power availability and concrete drive and pad to the front

Located in a group of three units



southern commercial group

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