

FOR LEASE



27 ALDENHOVEN ROAD, LONSDALE

Size (approx)	870 Sqm
Rent	\$5416.66 per month plus GST and outgoings
Zoning	Urban Employment
Availability	Available 1st September 2020

Property Features

Colorbond warehouse with two 5 m W x 4 m H sliding doors
 Brick office of approx.. 80 sqm, plus additional internal offices of approx..
 30 sqm & 15 sqm, Ducted reverse cycle air conditioning to office +
 evaporative cooling to warehouse, Concreted and fenced site of
 1923 sqm approx., Kitchen/Lunchroom

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:	\$3,378.00	
SA Water Rates:	\$1,318.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$1,384.00	
Electricity:	as consumed	
Management Fee:	\$2,000.00	
Maintenance:	\$2,493.00	
Building Insurance:	\$850.00	
Air Conditioner:	\$564.00	
Total: \$11,987.00 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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