



Unit 4 / 6 Aldershot Rd, Lonsdale SA 5160

Size (approx) 294 Sqm
 Rent 1273.33 Per Month Plus Outgoings & GST.
 Zoning Urban Employment

Property Features

Colorbond warehouse approx. 294sqm comprising 2 offices with storage area and double toilet amenity
 High access roller door. In group of 5 Units with bitumised parking
 Located on busy road in Centre of Lonsdale Industrial Precinct
 Electricity is sub-metered with Unit 4

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 (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$1,220.94	
SA Water Rates:	\$282.87	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$378.97	
Electricity:	as consumed	
Gardening:	\$240.00	
Maintenance & Repairs:	\$240.00	
Reconciliation Fee:	\$50.00	
Building Insurance:	\$803.46	
Total:	\$3,216.24 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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