



Property Address: 1/45 Ellemsea Circuit, LONSDALE SA 5160

Property Size: Approximately 285 sqm

Rent Amount: \$1,950 Per month (\$23,400 PA) + GST & Outgoings

Council Zoning: Industry - City of Onkaparinga

Available: 23rd February 2018 (approx)

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,200.00
SA Water Rates:	\$300.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$250.00
Electricity:	as consumed
Building Insurance:	\$1,200.00
Total:	<u>\$2,950.00</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

New Concrete warehouse, 6 metres at eaves with 8.4 metres at centre peak and new 5kW solar system
Air conditioned office of approx. 15 sqm and kitchen and disabled bathroom amenity
Roller door access of 3.7m approx. clearance x 3.7 m wide, insulated roof and 40A 3 phase power
Small roller door to rear of warehouse provides for good air flow & access to concreted fenced yard area
Situated in a group of units with concreted parking to front, secure site with dual access.



southern commercial group

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