

FOR LEASE



3 A/46 Morrow Road, Lonsdale

Size (approx)	250 Sqm
Rent	\$1470.00 per month plus GST (gross rent)
Zoning	Urban Employment
Availability	Available October

Property Features

Colorbond warehouse with high access sliding door
 Internal office and amenities, 3 phase power, Good External parking
 Fully fenced 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

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