



## Unit 6 / 28 Heath Street, Lonsdale SA 5160

Size (approx)	446 sqm
Rent	\$3,333.33 Per month + GST & Outgoings
Zoning	Strategic Employment - City Of Onkaparinga
Availability	Available now

### Property Features

Heble Brick warehouse approximately 446 square metres approx comprising office, ample staff rooms and amenities, kitchenette with under bench cupboards. 6M eaves with one high access roller door. Located within group of units with dual access to site, electric gates and security fencing.

As per by-laws 5 car park allocated for this unit.

Estimate of outgoings tenant liable to pay per annum	
Council Rates:	\$ 2,924.40
SA Water Rates:	\$ 1,000.64
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 717.73
Electricity:	as consumed
Fire Equipment Servicing	\$ 120.00
Reconciliation Fee:	\$ 50.00
Community Corporation Fee:	\$ 1,192.00
Building Insurance:	\$ 2,000.00
Total: <b>\$8,004.77</b> plus GST (if applicable)	
<p>Prior to gaining access you will also be required to pay the following:</p> <p>/ One month's rent inclusive of outgoings &amp; GST</p> <p>/ Bond (2-3 Months rent) or Bank Guarantee</p> <p>/ 50% of the lease preparation fees</p>	

### 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

### Enquiries:

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