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Web Ref CL238



R23,546 pm

Gross Monthly Rental R23,546 Excl. VAT

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### 238m<sup>2</sup> Mini Warehouse To Let

We are pleased to present a fantastic opportunity to lease a remarkable mini-warehouse spanning an impressive 238 square meters. This neat facebrick construction, complemented by an attractive aluminum shop front, offers a visually appealing and professional exterior. The warehouse area boasts a generous internal height of 6 meters, providing ample space for various storage needs. Access is made easy with a heavy-duty industrial roller door, ensuring efficient loading and unloading of goods. The property is equipped with a 60 amps 3-phase electrical supply, catering to the power requirements of modern businesses.

Upon entering the premises, you will be greeted by a large open-plan air-conditioned reception area. This spacious and inviting

### Features

**Zoning** Commercial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

**Exterior**

Security	Yes
Open Parking Bays	4

**Sizes**

Floor Size	238m <sup>2</sup>
Land Size	1,606m <sup>2</sup>

**Extras**

24 Hour Access Fibre Separate Toilet Air Conditioner Air Conditioning Unit Alarm System Safe First Floor