

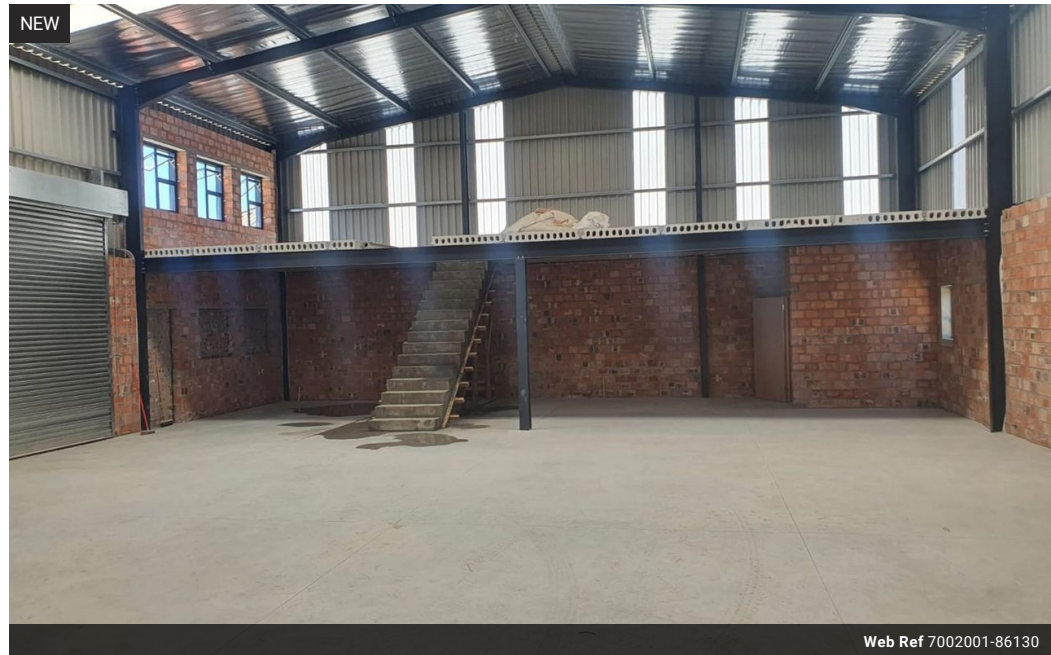


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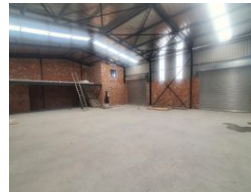
Contact eXp Realty

087 8212575

South Africa




Web Ref 7002001-86130



R41,650 pm

Gross Monthly Rental R41,650 Excl. VAT

 0  6

490m² Prime A-Grade Industrial Warehouse in High-Demand Location

This exceptional 490m² A-grade industrial warehouse offers a premium solution for businesses in need of high-quality warehousing or light manufacturing space. Situated in a sought-after, high-traffic industrial hub, the property boasts a portal-style design with over 6 metres of internal height and a column-free layout, ensuring maximum operational efficiency and flexible floor usage. Two high-bay roller shutter doors provide seamless access for loading and offloading, streamlining logistical operations. The property features a modern office component designed for comfort and professionalism. A welcoming, air-conditioned reception area is complemented by a private air-conditioned office, ideal for administrative functions or client meetings. Additional

Features

Zoning Commercial

Interior

Floor Loading Cap. 10 Tn/m²
Air Conditioning Yes

Exterior

Security Yes
Open Parking Bays 6

Sizes

Floor Size 490m²

Extras

High Speed Internet Near Airport Near Fitness centre Near Medical Center Near University/
Campus Eat-in Kitchen Unfurnished Near Motorway Near Children's Park Fibre High Traffic
Near Bus Wheelchair Accessible Air Conditioning Unit Near Shopping Mall Near Golf Course
Near Park Good reachable traffic Air Conditioner On Busy Road Safe Location Unfinished Near
Hospital Near Highway Near Public Transportation Security - System Near Shops Near Schools