



**Ian Knott**  
 072-226-3189  
 ian.knott@expsouthafrica.co.za

Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-84066



R67,500 pm

Gross Monthly Rental R67,500 Excl. VAT

0 8

### 1500m<sup>2</sup> A Grade Premium Portal-Style Warehouse To Let

Presenting a premium 1,500m<sup>2</sup> A-Grade warehouse in the sought-after North End industrial hub. This exceptional facility features a modern portal-style design, offering a spacious, column-free interior with an impressive internal height ranging from 6m to 8m—ideal for warehousing, distribution, or light manufacturing operations.

Seamless logistics are ensured through a high-bay industrial roller door, facilitating efficient loading and offloading. The warehouse is equipped with a robust 3-phase electrical supply, catering to power-intensive activities and future-proofing your business's operational needs.

The office component offers a professional and comfortable working environment, featuring a sleek, air-conditioned reception

### Features

**Zoning** Commercial

**Interior**

Floor Loading Cap. 20 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes

**Exterior**

Security Yes  
 Open Parking Bays 8

**Sizes**

Floor Size 1,500m<sup>2</sup>

**Extras**

Near Medical Center Wheelchair Accessible Near Shopping Mall City Center Unfinished  
 Frequency location Air Conditioning Unit Eat-in Kitchen On Busy Road Near Beach Air  
 Conditioner Safe Location Near Public Transportation Near Motorway Unfurnished Good  
 reachable traffic Alarm System Fibre By the sea Near Bus Near Shops Near Hospital Near  
 Airport High Speed Internet Security - System Kitchen-Dinette Downtown High Traffic Near  
 Highway