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R21,518 pm

Gross Monthly Rental R21,518 Excl. VAT

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Secure 371m<sup>2</sup> Mini Warehouse to Let in Anderbolt with 3-Phase Power & Easy Access

Neat 371m<sup>2</sup> Warehouse to Let in Secure Anderbolt Industrial Park

Position your business in this well-maintained 371m<sup>2</sup> mini warehouse located in a secure business park in the sought-after industrial node of Anderbolt. The space features a smart mix of functionality and comfort, with a warehouse offering great natural lighting, a small mezzanine, and 3-phase power with 80 Amps for operational efficiency.

The office component includes a large open-plan office with two private offices on the upper level, complete with a kitchenette and private ablutions. Access is seamless via both a large and small roller shutter door, and the roof height variation—ranging from 3m to 9m—caters to various operational needs. Staff facilities are further enhanced by external toilets and showers in the park.

## Features

**Zoning** Industrial

### Exterior

Security Yes

### Sizes

Floor Size 371m<sup>2</sup>  
Land Size 13,490m<sup>2</sup>

### Extras

North East Washing Facilities (in apartment) Corner Lot Steel Front Door Near Schools Near Railway station Wheelchair Accessible Good reachable traffic Washing Facilities(in building) Shower Frequency location Near Airport Old Building Pets Not Allowed Fibre Brick Fire Escape Common Areas Near Fitness centre On Busy Road Near Highway High Speed Internet Closed Circuit TV Renovated Built In Appliances Near Motorway Near Public Transportation Near Shopping Mall Kitchen-Dinette High Traffic