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Web Ref CL1042

R16,500 pm

**Gross Monthly Rental** R16,500 Excl. VAT

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### 220m<sup>2</sup> Factory/Warehouse To Rent in Gunners Park in Epping Industrial

220m<sup>2</sup> Factory/Warehouse To Rent in Gunners Park in Epping Industrial.

This unit would suit a small to medium-sized factory or warehouse. It has parking in front of the unit.

The unit features a roller-shutter door, double volume height, mezzanine level and offices and it has ablution facilities.

There is 3-phase power and access control into the park.

Rental is R75/m<sup>2</sup> net, and the recoveries are:

- electricity which is metered
- water which is metered
- sewage which is metered
- refuse : R493.56
- rates & taxes : pro-rata @+/- R5.66/m<sup>2</sup>
- security : pro-rate@+/- R3.27/m<sup>2</sup>
- fire equipment : R50 for servicing

Premises details ·

### Features

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
 Power 3 Phase Yes

**Exterior**

Security Yes

**Sizes**

Floor Size 220m<sup>2</sup>

**Extras**

24 Hour Access rollershutter door 24 hour security ablutions offices Fibre Near Bus Service  
 Near Mini Bus Service Near Train Service