

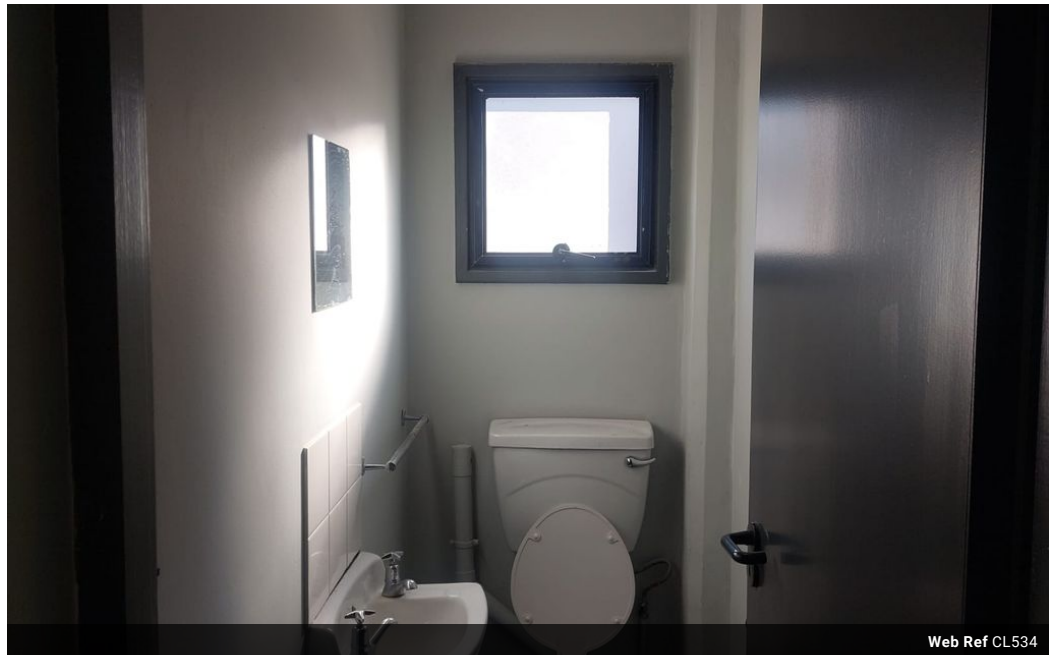


**Warren Fielding**  
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Web Ref CL534



R61,200 pm

**Gross Monthly Rental** R61,200 Excl. VAT

4 0

Warehouse to let in West Durban.

Fantastic highly secure 24/7 with cctv park offering beautiful warehouse with roller door, office, reception, kitchenette, great stacking height, share yard, 160 amps 400 kw 3 phase, 4 parking bays and a lot more. Rental is ex vat & last 3 months deposit required & min 3 year lease. Very close to all main roads & arterial routes freeways. two separate units available from mid-March – Unit 9 & Unit 12 only. Please may you remove any adverts for other units.

The current tenant will be moving out 1 March 2024 and time is required to brick up the interleading passage between the two units once the tenant has moved out.

Please advise visit time so that the current tenant may be informed.

Common details for both units.

Clean operation required – no manufacturing requiring large volumes of chemicals, no panel beaters.

### Features

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
 Power Amps 160

**Exterior**

Security Yes  
 Basement Parkings 4

**Sizes**

Floor Size 765m<sup>2</sup>