

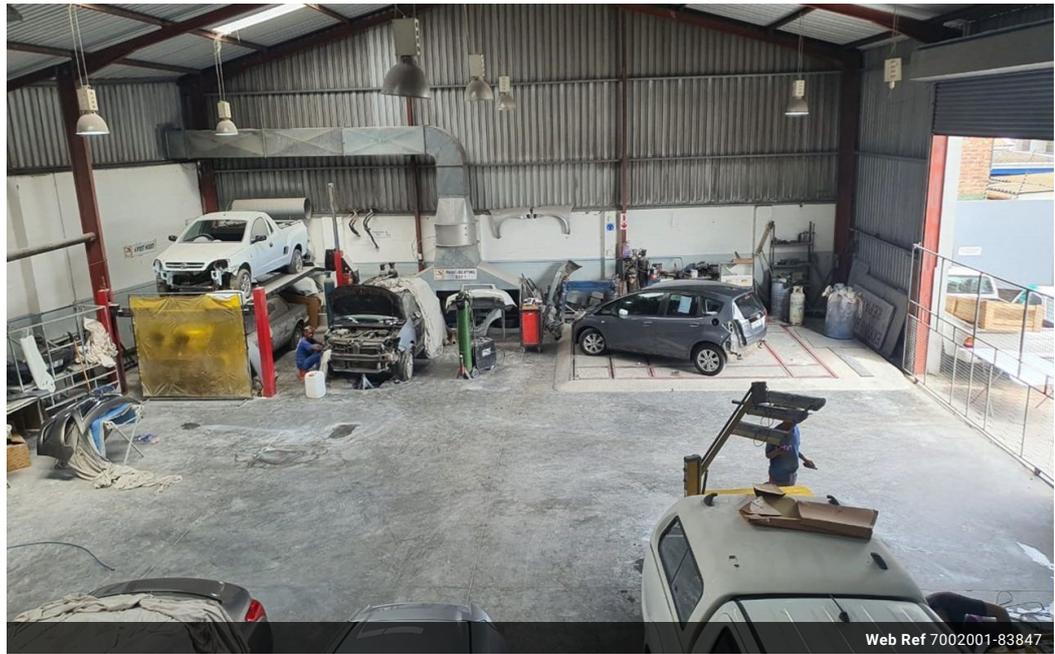


**Ian Knott**  
072-226-3189  
ian.knott@expsouthafrica.co.za

Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-83847



R33,750 pm

Gross Monthly Rental R33,750 Excl. VAT

4 8

750m<sup>2</sup> Warehouse To Let in Neave Industrial

This well-designed 750m<sup>2</sup> portal-style warehouse in Neave Industrial presents an excellent opportunity for businesses seeking a versatile and secure industrial space. With a spacious, column-free interior featuring over 6m of internal height and durable power-floated floors, the warehouse is built for efficiency and functionality.

The property includes separate workshop ablutions and a kitchen, ensuring convenience for staff. A reliable 3-phase electrical supply supports both warehousing and light manufacturing operations. Additional features such as a dedicated washbay and undercover parking enhance the facility's practicality, catering to a range of industrial needs.

A secure, paved yard provides easy maneuverability for vehicles, while the large open-plan, air-conditioned mezzanine office offers

Features

**Zoning** Industrial

**Interior**

Floor Loading Cap. 20 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 60

**Exterior**

Security Yes  
Covered Parking Bays 4  
Open Parking Bays 8

**Sizes**

Floor Size 750m<sup>2</sup>

**Extras**

Near University/Campus Near Fitness centre Near Shops Near Medical Center Air Conditioner  
Near Schools Alarm System Near Public Transportation Near Park Near Hospital Near Highway  
High Speed Internet Near Bus Air Conditioning Unit Fibre Wheelchair Accessible Near  
Motorway