

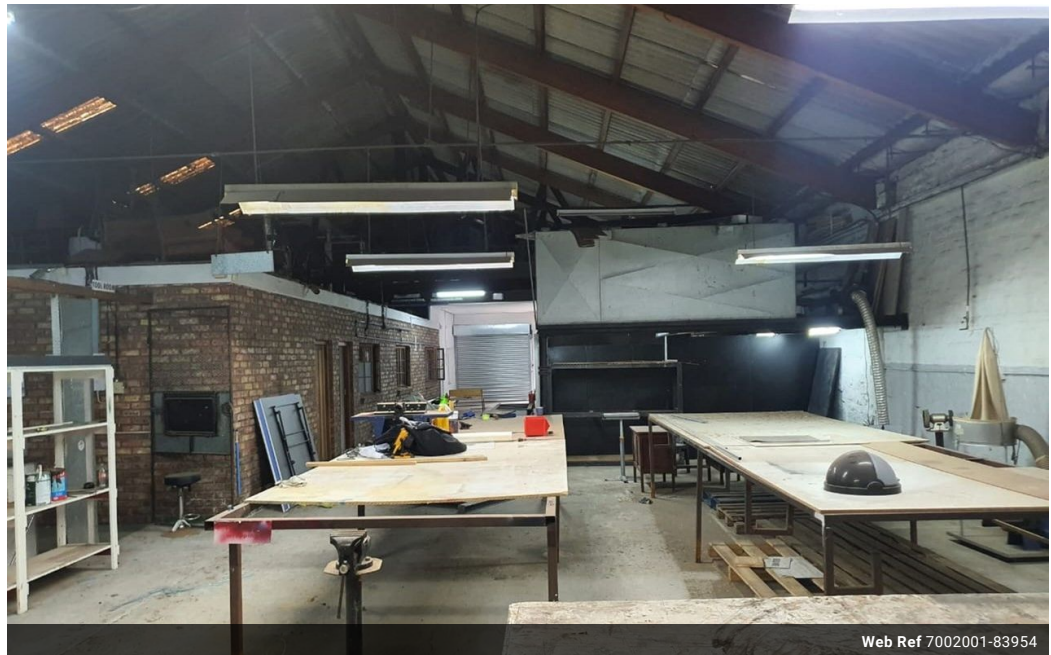


**Ian Knott**  
 072-226-3189  
 ian.knott@expsouthafrica.co.za

Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-83954



R20,000 pm

Gross Monthly Rental R20,000 Excl. VAT

0 4

### 500m<sup>2</sup> Warehouse To Let In a Prime Industrial Node In North End

This versatile 500m<sup>2</sup> warehouse is available for lease in a high-demand industrial area, offering excellent accessibility and functionality for a range of business operations. The space includes five air-conditioned offices, providing a comfortable administrative setup, while the warehouse can be further opened up by removing the existing mezzanine to maximize usable floor space. Equipped with a reliable 3-phase electrical supply, the property is well-suited for light manufacturing, maintenance work, or storage. Separate male and female ablutions, along with a dedicated kitchen, ensure convenience for staff working on-site. A small dedicated yard offers additional workspace or parking, enhancing the property's practicality for daily operations. The layout

### Features

**Zoning** Industrial

**Interior**

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 60

**Exterior**

Security Yes  
 Open Parking Bays 4

**Sizes**

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

**Extras**

Downtown Near Schools City Center Near Hospital Near University/Campus Frequency  
 location High Traffic Near Public Transportation Near Bus Near Shops Near Medical Center  
 High Speed Internet Air Conditioning Unit Alarm System Wheelchair Accessible Fibre Air  
 Conditioner On Busy Road