

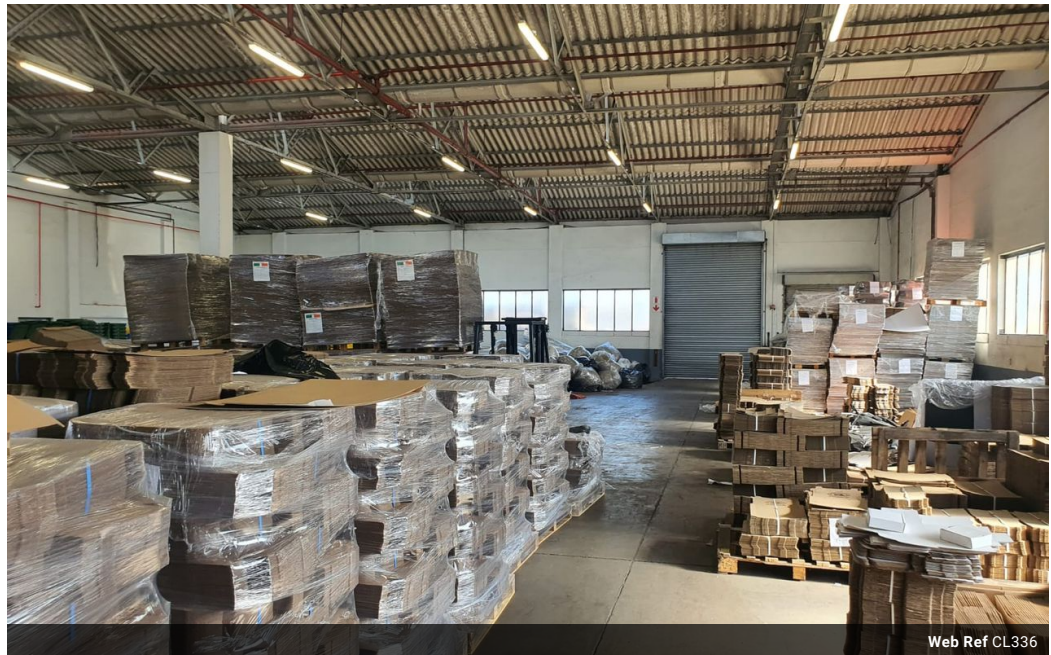


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R45,500 pm

Gross Monthly Rental R45,500 Excl. VAT

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### 1300m<sup>2</sup> Warehouse To Let

Welcome to an exceptional opportunity: a spacious 1300m<sup>2</sup> warehouse nestled within a secure 24-hour industrial park. This dynamic space boasts not only its expansive dimensions but also the peace of mind that comes with round-the-clock security. The warehouse features three accessible roller doors, ensuring efficient logistics and smooth operations. Inside, an expansive and well-lit open-plan office area awaits, complete with air conditioning for optimal comfort. Complementing this layout are four individual air-conditioned offices, providing the perfect blend of collaborative and private workspaces.

Adding to the appeal is a generously-sized dedicated yard, securely enclosed to meet your operational needs. The warehouse's

### Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

**Exterior**

Security	Yes
Open Parking Bays	10

**Sizes**

Floor Size	1,300m <sup>2</sup>
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**Extras**

24 Hour Access 24 Hour Response Air Conditioner Air Conditioning Unit Fibre Secure Parking