

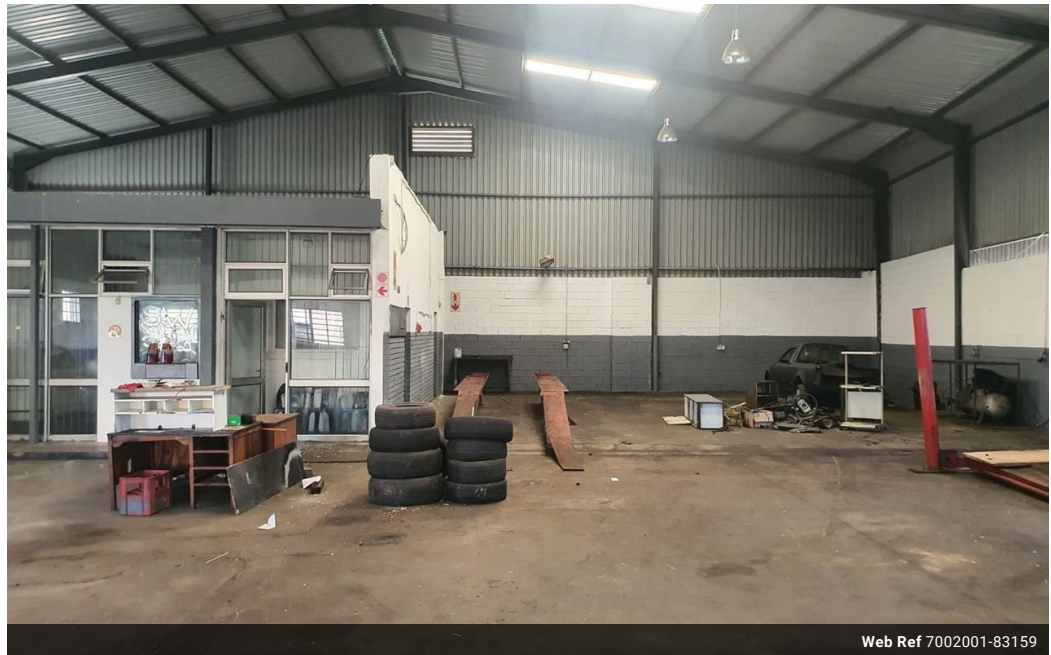


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R20,040 pm

Gross Monthly Rental R20,040 Excl. VAT

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### 501m2 Workshop on Busy Strip Located In Sidwell

This 501m2 workshop offers a high-exposure location on a busy strip making it an ideal space for businesses seeking maximum visibility and branding opportunities. The portal-style warehouse features a 6m internal height with two high bay industrial roller doors allowing for seamless vehicle access and efficient operations. A well-appointed reception area and two offices provide a professional workspace while separate male and female ablutions and a kitchen ensure staff comfort. The property is equipped with a three-phase electrical supply making it suitable for a range of industrial applications. Designed for versatility this workshop is ideal for tyre fitment centers light manufacturing or mechanical workshops. The

### 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 10

#### Sizes

Floor Size 501m<sup>2</sup>

#### Extras

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