



**Malcolm Hack**

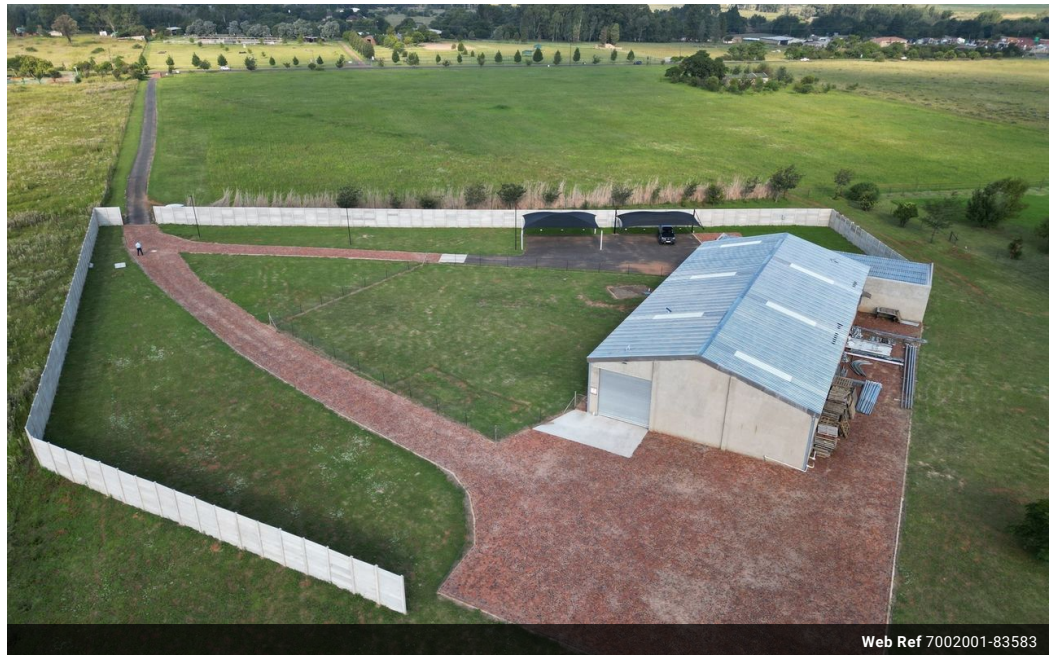
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R4,600,000



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### Factory/warehouse on 8ha with residences

Located bordering Henley on Klip you will find this 8.2596Ha small holding with abundance of opportunities awaiting, zoned agricultural. The property has a 1-bedroom cottage under iron roof measuring 70m2 comprising of 1-bedroom, open area, bathroom kitchen and a lockable single garage.

On entering the property through an eclectic gate drive along an immaculate paved driveway up to the main brick factory under IBR roofing, measuring 570m2. The building has concrete floor comprising of open plan floor space with roller shutter doors, open office area and bathrooms. Large open factory space with a roller shutter door, ablution facilities and a storeroom, an upstairs office. Shade ports for 7 vehicles.

Borehole with 2 head tanks located on 2 brick storerooms, cement reservoir. Worker's accommodation of 5 separate rooms each

### Features

**Zoning** Commercial

#### Sizes

Land Size 82,596m<sup>2</sup>

#### Extras

Near Shops Near Highway Near Schools