

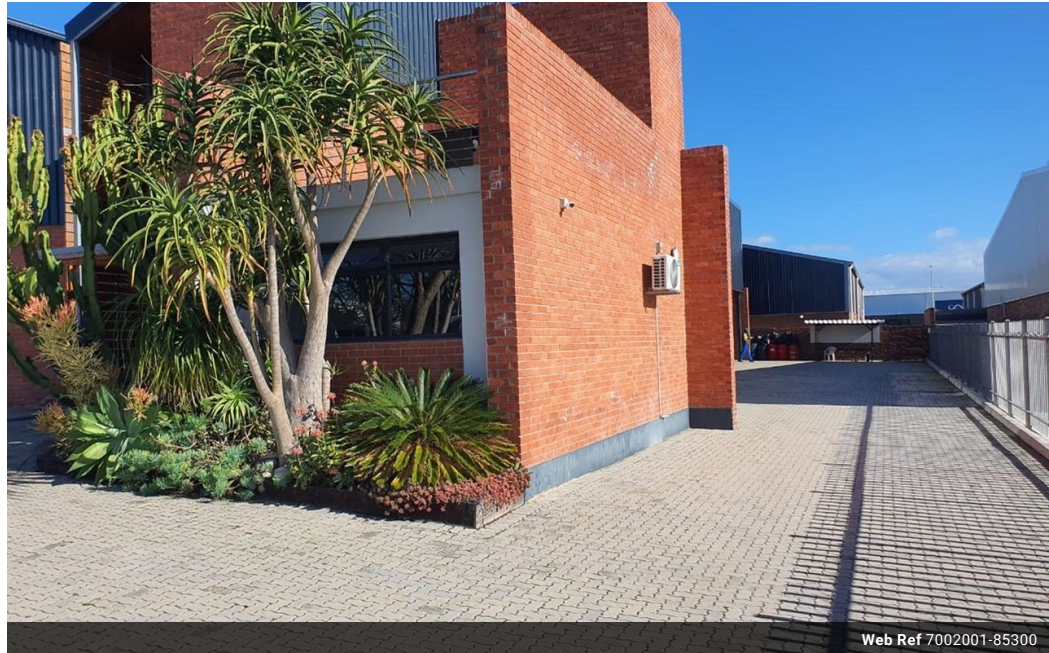


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R63,000 pm

Gross Monthly Rental R63,000 Excl. VAT

 4  23

### 900m2 Premium AAA-Grade Warehouse & Office Facility in Fairview

Position your business for success with this exceptional 900m<sup>2</sup> AAA-grade industrial facility located in the prime Fairview node. This high-tech property features a 715m<sup>2</sup> state-of-the-art warehouse paired with 185m<sup>2</sup> of premium office space, including a modern reception area, five air-conditioned offices, and two executive suites with private ablutions and a fully fitted kitchen. Designed with professionalism and comfort in mind, this facility offers a seamless blend of functionality and sophistication. The warehouse offers impressive specs with 6m internal clearance, no columns, and two large roller shutter doors for efficient loading and offloading. The space is divided into three functional zones—storage, tool room, and manufacturing area—but can

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

#### Exterior

Security	Yes
Covered Parking Bays	4
Open Parking Bays	23

#### Sizes

Floor Size	900m <sup>2</sup>
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#### Extras

Near Shopping Mall Unfinished Near Children's Park Fibre Electrical generator Near Hospital  
Wheelchair Accessible Near Golf Course Near Park Near Motorway Air Conditioner Near  
Medical Center Eat-in Kitchen Good reachable traffic Near Public Transportation High Speed  
Internet Unfurnished On Busy Road High Traffic Near Fitness centre Frequency location Near  
Bus Near Schools Air Conditioning Unit Alarm System Near Shops