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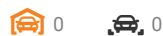


Web Ref 7002001-85676



R170,500 pm

Gross Monthly Rental R170,500 Excl. VAT



### Exceptional Retail Warehouse & Offices to Let

Spanning 1,550m<sup>2</sup>, this standout property in Fairview offers an excellent mix of functionality and visibility  
Retail floor approx. 600m<sup>2</sup>, ideal for customer-facing operations  
Warehouse section of approx. 700m<sup>2</sup> with a 6m high ceiling, perfect for storage and logistics  
Approx. 250m<sup>2</sup> of A-Grade office space, fully fitted with air conditioning  
Two roller shutter doors for goods access  
Private, secure yard with fencing, a valuable security feature  
Ample on-site parking for staff and customers  
3-phase power supply for industrial use  
The layout supports both retail and back-end operations seamlessly

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Sizes

Floor Size 1,550m<sup>2</sup>

#### Extras

Near Shopping Mall Near Shops Near Public Transportation Good reachable traffic Safe Location Kitchen - Extra Frequency location Air Conditioning Unit Fibre Corner Lot Closed Circuit TV Alarm System