

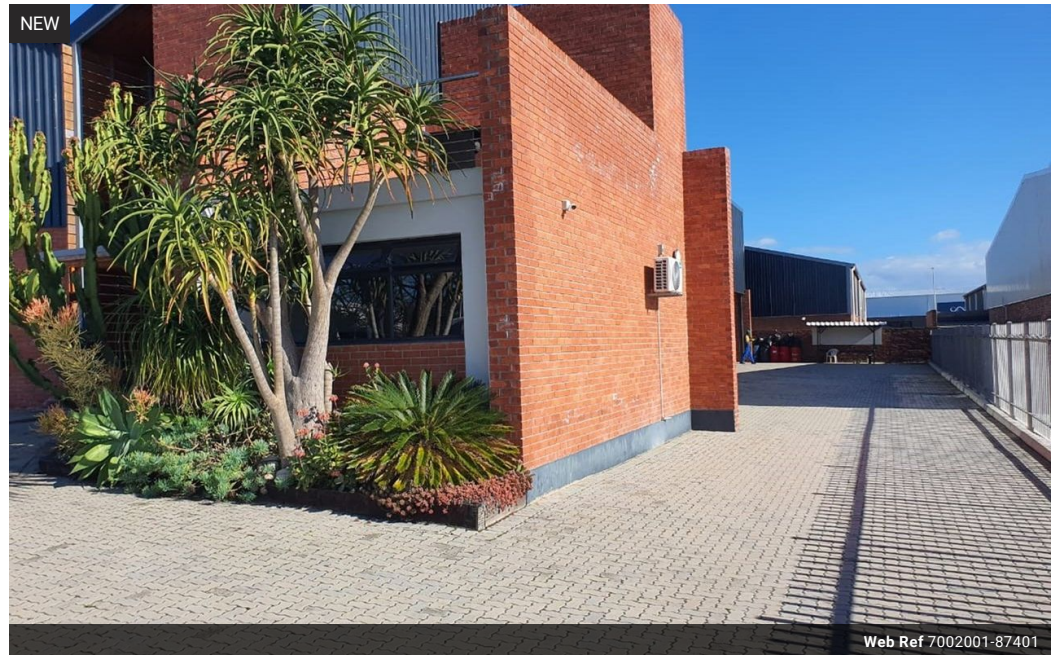


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R63,000 pm

Gross Monthly Rental R63,000 Excl. VAT

 4  23

Premium 900m² AAA-Grade Industrial Facility in Prime Fairview Location

Position your business for success with this exceptional 900m² industrial property, strategically located in the sought-after Fairview industrial node. Offering a seamless blend of professionalism, functionality, and high-end design, this AAA-grade facility comprises a 715m² state-of-the-art warehouse and 185m² of premium office space. The office component includes a stylish reception, five air-conditioned offices, and two executive suites with private ablutions and a fully fitted kitchen, ensuring a comfortable and professional environment for staff and clients alike. The warehouse is engineered for operational efficiency, featuring a 6-meter internal clearance, a column-free layout, and two large

Features

Zoning Commercial

Interior

| | |
|--------------------|----------------------|
| Floor Loading Cap. | 20 Tn/m ² |
| 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 ² |
|------------|-------------------|

Extras

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