

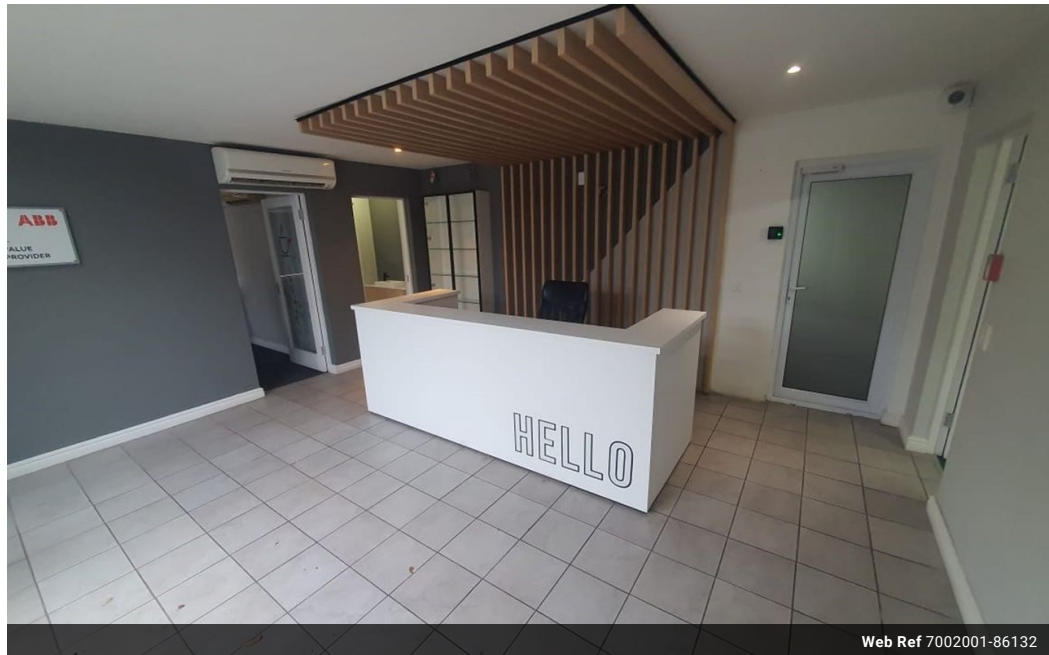


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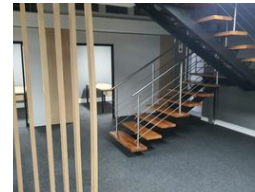
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-86132



R102,690 pm

Gross Monthly Rental R102,690 Excl. VAT

 0  20

### Prime 815m² A-Grade Industrial and Office Facility in Newton Park

815M2 WAREHOUSE AND OFFICE SPACE / SECURE /PRIME LOCATION / NEWTON PARK

Introducing a rare leasing opportunity in the heart of Newton Park—an immaculate 815m² A-Grade facility combining 540m² of premium office space with a 275m² high-bay portal-style warehouse. This modern property offers a professional, fully furnished turnkey solution with immediate occupation available. The contemporary reception area, complete with a stylish coffee bar, creates an inviting first impression and flows into a fully equipped 10-seater boardroom—ideal for client meetings and executive gatherings.

The office component is thoughtfully designed to support operational efficiency and staff comfort. The ground floor comprises a

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap. 10 Tn/m²  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 60

#### Exterior

Security Yes  
Open Parking Bays 20

#### Sizes

Floor Size 815m²

#### Extras

Wheelchair Accessible High Traffic Kitchen-Dinette High Speed Internet Near Schools Near Shopping Mall Frequency location Near Motorway Near Public Transportation Eat-in Kitchen Unfinished Near Park Air Conditioning Unit Air Conditioner Closed Circuit TV On Busy Road Fibre Unfurnished Near Hospital Safe Location Near Highway Near Bus