

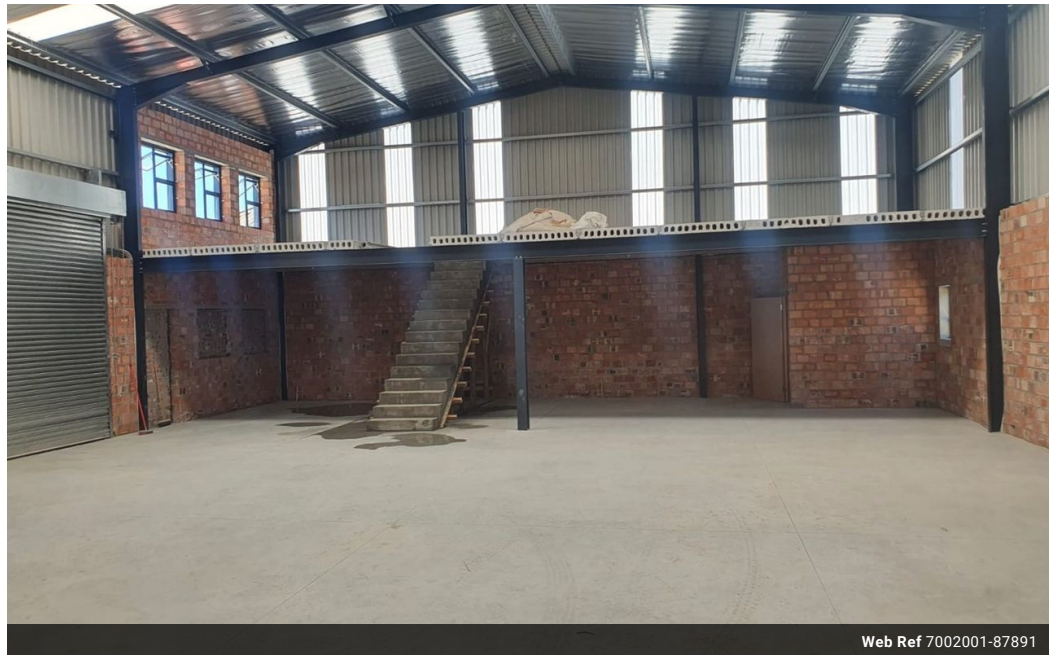


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R41,650 pm

Gross Monthly Rental R41,650 Excl. VAT

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Premium 490m² A-Grade Industrial Warehouse in Prime Location

This 490m² A-grade industrial warehouse offers an ideal solution for businesses seeking high-quality warehousing or light manufacturing space. Strategically positioned within a high-traffic, sought-after industrial hub, the property features a portal frame design with over 6 metres of internal height, providing excellent cubic capacity. The column-free layout ensures optimal functionality and full utilisation of the internal footprint. Two high-clearance roller shutter doors offer seamless ingress and egress for trucks and delivery vehicles, significantly enhancing loading and offloading efficiency. The generous access and ample yard space accommodate easy maneuvering for heavy vehicles, supporting streamlined logistics and daily operations. The warehouse is purpose-built to facilitate a wide range of industrial uses

Features

Zoning Commercial

Interior

Floor Loading Cap. 10 Tn/m²
Air Conditioning Yes

Exterior

Security Yes
Open Parking Bays 6

Sizes

Floor Size 490m²

Extras

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