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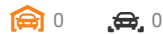
Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa



R28,500,000



Highly sought after stand alone warehouse for sale.

1. Total office area of 614.50m<sup>2</sup>
2. Total warehouse area of 372.40m<sup>2</sup>
3. Total workshop area of 276.50m<sup>2</sup>
4. The property has a covered/canopy area of 473.30m<sup>2</sup>
5. The yard area is 1 753.70m<sup>2</sup>

The property has 3 distributions boards i.e. 1 x 160Amp 3Phase and 2 x 60Amp 3 Phase. Enclosed are copies of the Electrical COCs.

Riverhorse valley is known as the centre of town considering all the blue-chip courier companies in the precinct. Access to the N2 is less than 500m away from the site and access to the P577 (alternative outer ring road) is less than 5km from the site. Access to the N3 towards Pietermaritzburg is a five minute drive.

All verges in the entire Precinct are landscaped with manicured lawns & indigenous plants thus giving the ethos of a true Business

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 500

### Exterior Security

Yes

### Sizes

Floor Size 1,264m<sup>2</sup>