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R3,500,000



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### Prime Property in the Hub of Merrivale's Industrial Area

Prime property located in the heart of Merrivale's industrial zone, in-between major access routes to Howick, Underberg, Pietermaritzburg and the wider Midlands.

The property is made up of a large warehouse space in the centre, with large storage and packing rooms of various sizes to the side and back. At the front of the property is a double-storey administrative block comprised of a reception area, offices, board rooms and bathrooms.

Investors should note that with these various spaces it is also possible to place 2 tenants in the property.

Included in the sale are the alarm and biometrics system, as well as the fire fighting equipment which has been recently serviced.

Other features include a covered parking area, 2 kitchenettes, and a wide access point into the property for large vehicles.

### Features

**Zoning** Industrial

#### Sizes

Floor Size 1,212m<sup>2</sup>

Land Size 1,355m<sup>2</sup>

#### Extras

Concrete Washing Facilities(in building) Near Shopping Mall On Busy Road Near Highway

Kitchen - Extra On Quiet Road City Center Near Motorway High Traffic Good reachable traffic

Brick Near Fitness centre Near Schools Covered Parking Entrance Hall Near Public

Transportation Air Conditioning Unit North East Near Bus Near Hospital Near Shops