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South Africa



R2,650,000

Monthly Levy R5,315 Excl. VAT

Monthly Rates R2,338 Excl. VAT



Fully Let Industrial Units with Solar and Ample Parking

(Exclusive Sole Mandate)

An excellent opportunity for investors to acquire two connected industrial units (346m² total) with a reliable tenant and solid rental income in place.

Property Overview:

- 346m² combined floor space (two connected units)
- Roller shutter door linking both units for flexibility
- Includes a R200,000 Victron solar system (energy savings)
- Fibre internet installed
- Alarm system & CCTV for added security
- Ample secure private parking for tenants (a significant value-add)

Financial Highlights:

- Gross Rental Income: R23,261.80/month (until 31 August 2025)
- Escalating to R24,890.12/month (1 Sept 2025 – 31 Aug 2026)
- Rates & Taxes: R2,338.00/month
- Levies: R5 315.00/month (covers building insurance & external maintenance)

Features

Zoning Industrial

Exterior

Security Yes

Sizes

Floor Size 346m²

Extras

Closed Circuit TV Near Public Transportation Energy Backup Unit Good reachable traffic Fibre Near Railway station Security - System Alarm Brick Near Highway