

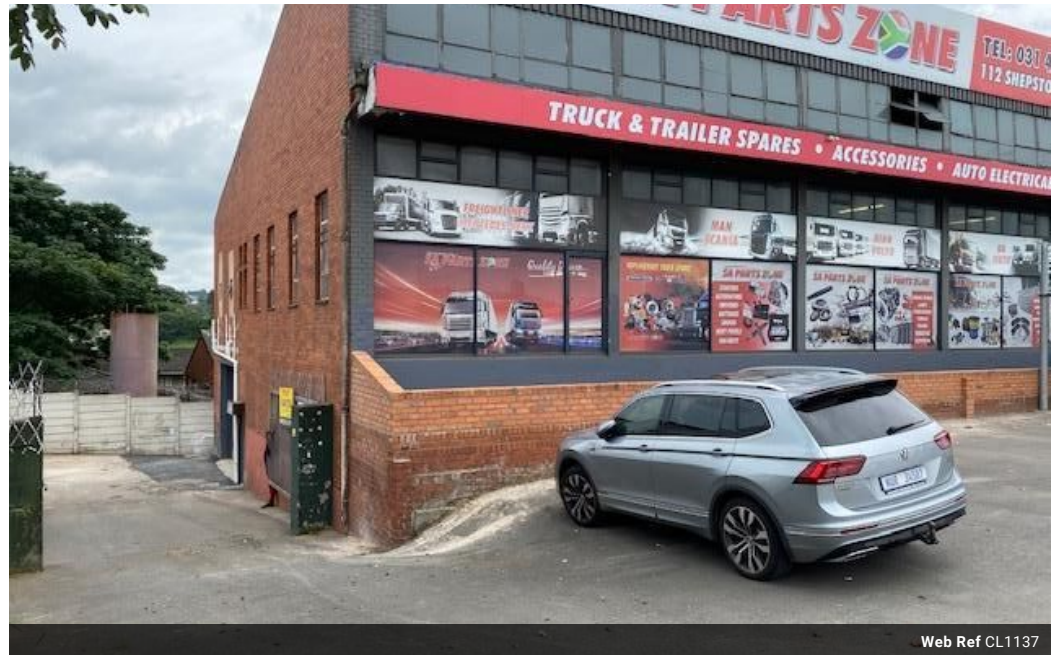


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R11,950,000

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Ideal investment opportunity. Call asap to view.

This building is tenanted long term by 2 well known strong tenants. Lower ground floor is a 493m warehouse occupied by Isidingo security. Main ground floor is 476m occupied by All Parts who have been there for 7+ years. 2 Mezzanines making up 206m & a yard for the top unit of 1350m currently tenanted by a scrap metal dealer. R127495 is the current rental income ex vat with an average 9% annual increase. The full extent is 2251m, GLA 1175m, rates R14423.47. R11.95 million ex vat. For viewing and more

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 200

### Sizes

Floor Size 1,175m<sup>2</sup>