

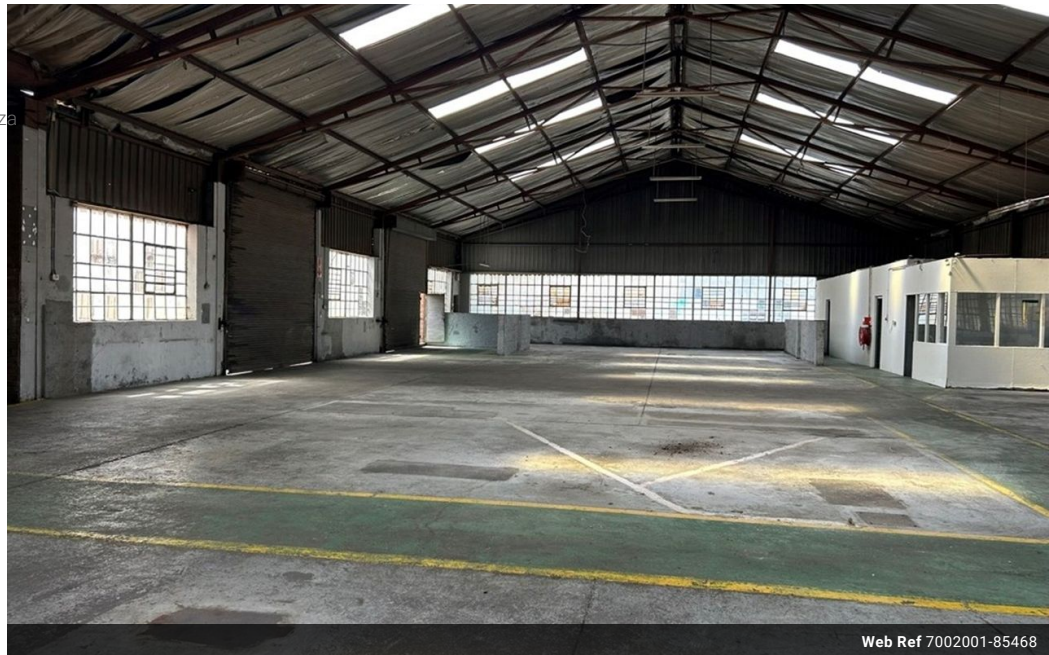


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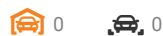


Web Ref 7002001-85468



R41,000 pm

Gross Monthly Rental R41,000 Excl. VAT



Power. Access. Space. No delays.

Hard-wearing 954m² Industrial Unit with Quick N12 Access – To Let in Anderbolt

Step into a hard-wearing, high-functioning industrial unit in the heart of Anderbolt—perfectly positioned just 10 minutes from the N12 and major routes. Designed for manufacturing, engineering, or logistics, this 954m² facility offers serious operational efficiency with three 4m roller shutter doors, 5m eave height, and load-bearing floors suited for 3m racking.

Inside, you'll find a dedicated workshop office, full staff ablutions with showers, and 150 amps of 3-phase power. Outside, approximately 300m² of yard space allows for excellent vehicle access and additional storage flexibility.

The office section is split between ground and first floor, featuring a reception, two ground-floor executive offices, a large open-

Features

Zoning Industrial

Exterior

Security Yes

Sizes

Floor Size 954m²
Land Size 18,170m²
Building Height 5m

Extras

Fire Escape Woodwork Entrance Hall Frequency location Covered Parking Needs Renovation
Fibre Security - System Common Areas Shower Steel Front Door Near Bus Near Shops
Cloakroom North East Closed Circuit TV Unfurnished En-suite Bathroom Pets Not Allowed
High Traffic Old Building Good reachable traffic Near Public Transportation Built in Wardrobes
High Speed Internet Insulated Kitchen - Extra Safe Location Brick Kitchen-Dinette Near
Highway Near Airport Near Schools