

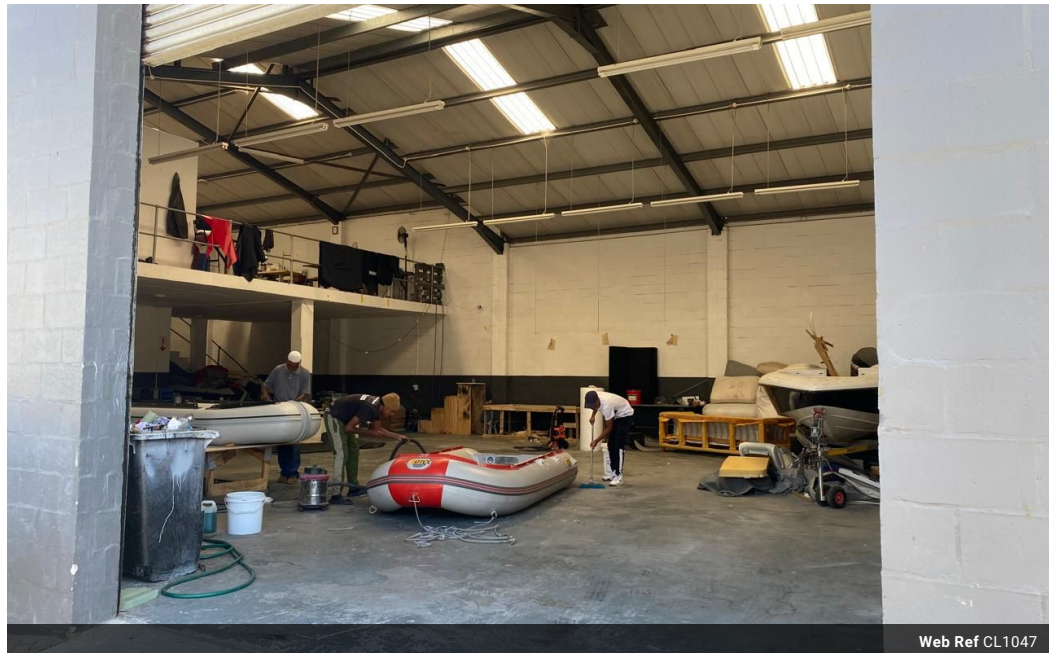


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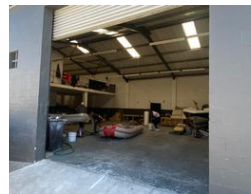
Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa




Web Ref CL1047



R31,500 pm

Gross Monthly Rental R31,500 Excl. VAT

 0  0

## Warehouse To Rent in Epping Industrial

UNIT 34 : 420m2 Factory/Warehouse To Rent in Gunners Park in Epping Industrial.

This unit would suit a medium to large factory or warehouse. It has parking in front of the unit with two undercover parkings in front of the unit.

The unit features a roller-shutter door, double volume height, mezzanine level and offices and it has ablution facilities.

There is 3-phase power and access control into the park.

Rental is R75/m2 net, and the recoveries are:

- electricity which is metered
- water which is metered
- sewage which is metered
- refuse : R493.56
- rates & taxes : pro-rata @+/- R5.66/m2
- security : pro-rate@+/- R3.27/m2
- fire equipment : R50 for servicing

## Features

**Zoning** Industrial

### Interior

Air Conditioning Yes  
Power 3 Phase Yes

### Exterior

Security Yes

### Sizes

Floor Size 420m<sup>2</sup>

### Extras

24 Hour Access rollershutter door 24 hour security ablutions offices Fibre Near Bus Service  
Near Mini Bus Service Near Train Service