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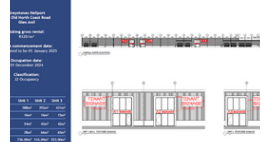
Contact eXp South Africa

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Old Main Road  
Johannesburg  
South Africa



Web Ref CL774



R61,920 pm

Gross Monthly Rental R61,920 Excl. VAT



Highly sought after New Development warehouses.

Stunning N2 visibility new warehouse development offering everything you need. Unit 1 Unit 2 Unit 3  
Warehouse 588m<sup>2</sup> 392m<sup>2</sup> 431m<sup>2</sup> Ablutions 16m<sup>2</sup> 16m<sup>2</sup> 15m<sup>2</sup> Ground floor office 54m<sup>2</sup> 42m<sup>2</sup> 42m<sup>2</sup> Mezzanine 78m<sup>2</sup> 66m<sup>2</sup>  
65m<sup>2</sup> Sub total 736.00m<sup>2</sup> 516.00m<sup>2</sup> 553.00m<sup>2</sup> Total area 1,805.00m<sup>2</sup> J2 occupancy (Chemical hazard building). Strategically  
located within the heart of the Glen Anil Industrial Precinct and overlooking the N2 Freeway with excellent visibility and access, this  
new industrial development offers 3 x new A-grade mini unit warehouses ranging in size from 500 – 750m<sup>2</sup>. In addition, there is a  
dedicated concrete hardstand yard for all units, providing ample access for the manoeuvrability of large vehicles and parking. The

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes

### Sizes

Floor Size 516m<sup>2</sup>