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R25,000 pm

Gross Monthly Rental R25,000 Excl. VAT

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### Spacious, Secure and Newly Built: Industrial Property Available in Kliprivier Business Park

Looking for an industrial property that offers ample space, modern finishes, and easy access to transportation routes? Look no further than this newly built 370sqm warehouse available to let in Kliprivier Business Park!

This AAA-grade unit boasts an impressive 8m height to the eaves, perfect for high storage and racking, as well as a large 5m high roller shutter door for easy access. The unit is flooded with natural light, creating a bright and welcoming environment, while a pre-paid electricity meter ensures complete control over utility expenses.

The office component is split over two levels and overlooks the warehouse, creating a seamless flow between the two spaces. The office area includes a balcony and a full kitchen, as well as a bathroom on each level. Downstairs, there are staff change rooms,

### Features

**Zoning** Industrial

#### Exterior

Open Parking Bays 4

#### Sizes

Floor Size 370m<sup>2</sup>  
Land Size 10,000m<sup>2</sup>