



**Warren Fielding**  
0745881198  
warren.fielding@expsouthafrica.co.za

Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa



Web Ref CL659



R85,000 pm

**Gross Monthly Rental** R85,000 Excl. VAT



Sought after high power facility soon available.

960.80m, made up of factory 893.00m<sup>2</sup> staff ablutions/canteen 37.80m<sup>2</sup> offices 30.00m<sup>2</sup> attached canopy area 87.49m<sup>2</sup> @R30.00 per m<sup>2</sup> Electricity : dependent on consumption. Water : dependent on consumption. Rates recovery : R1.24554 per m<sup>2</sup> Security recovery : R 9.2773 per m<sup>2</sup> (day and night guard) Power supply 1200A. Warehouse units 1 and 2 have 160 amps each. Warehouse 3 has 250 amps. Electricity deposit R50 000.00. Annual escalation 7%. Deposit equivalent to one month's rental in the

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 1000

### Exterior

Security Yes

### Sizes

Floor Size 961m<sup>2</sup>