

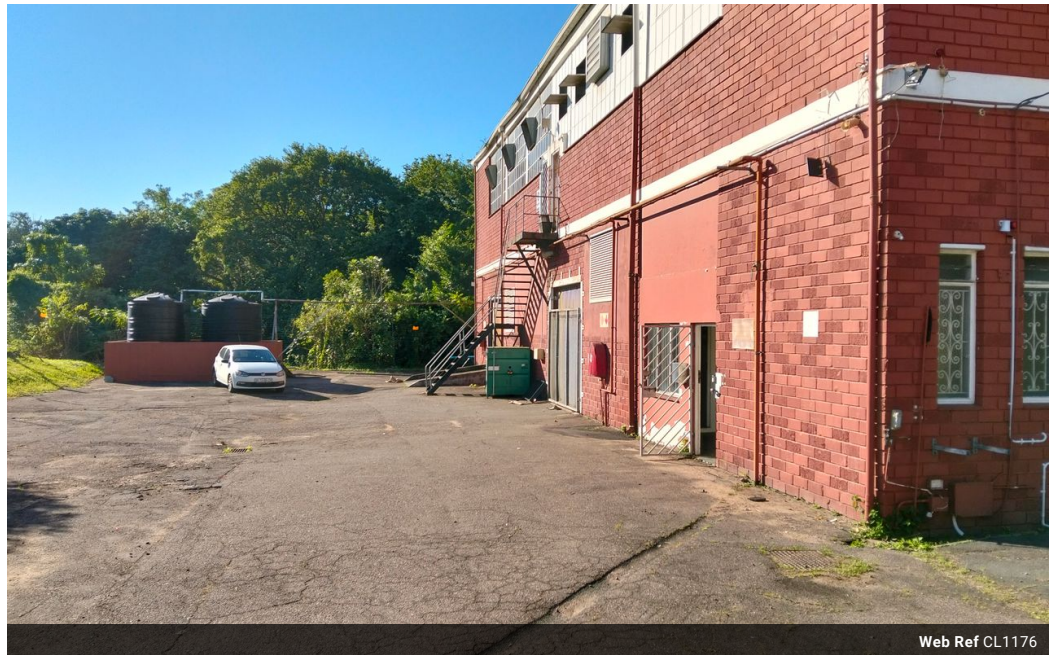


**Warren Fielding**  
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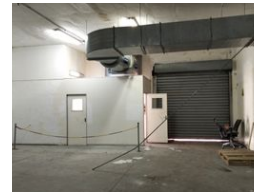
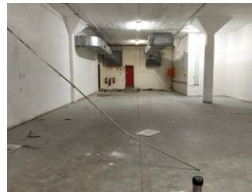
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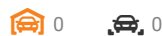


Web Ref CL1176



R48,500 pm

**Gross Monthly Rental** R48,500 Excl. VAT



Stand alone warehouse with large yard ideal for any industry.

Ground Floor area - 720m<sup>2</sup>  
The yard area will be exclusively used by the ground floor tenant.  
Monthly Rental is R 48 500.00 + VAT  
Deposit – 2 months rental – R 97 000.00  
12 month lease with an option to extend for a further 12 months  
Available electricity – ±100 amps

The Landlord is willing to undertake the following:-

Repair the automated gate & motor  
Remove internal walls and make good - see attached sketch. Requite 5 weeks to complete the work – Reed Simpson Construction  
Staff ablutions at the back to be refurbished  
Offices to be refurbished  
Install a max of 3 A/C units – split units into the offices  
Ensure the doors and windows are functional  
Replace damaged electrical reticulation

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 100

### Sizes

Floor Size 720m<sup>2</sup>