

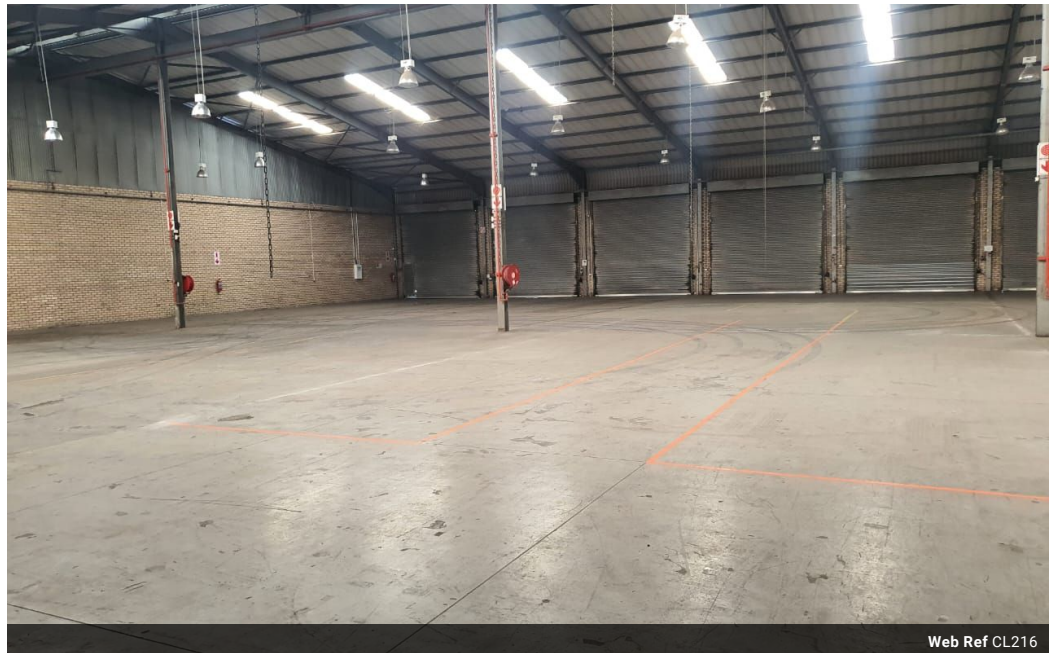


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Web Ref CL216



R64,524 pm

**Gross Monthly Rental** R64,524 Excl. VAT

 0  8

### 1698m<sup>2</sup> Warehouse To Let

We are pleased to present a fantastic opportunity for businesses in need of a spacious and well-equipped warehouse facility. Situated in a highly accessible location with easy access to the N2, this 1698m<sup>2</sup> warehouse is available for lease. The property features a neatly designed office block with two expansive air-conditioned open plan areas, perfect for accommodating various administrative tasks. Additionally, there are two individual offices for private work or meetings.

One of the standout features of this warehouse is the excellent provision for facilities. There are separate ablution areas for the office and warehouse, including showers for added convenience. This thoughtful design ensures a comfortable working

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	500

#### Exterior

Security	Yes
Open Parking Bays	8

#### Sizes

Floor Size	1,698m <sup>2</sup>
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#### Extras

24 Hour Access Air Conditioner Air Conditioning Unit Fibre Safe Secure Parking Change Rooms  
Burglar Bars Double Basin Separate Toilet