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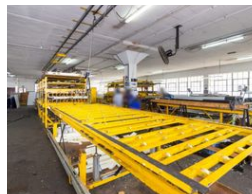
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-85306



R27,390 pm

Gross Monthly Rental R27,390 Excl. VAT

 0  6

### 913m<sup>2</sup> Versatile Industrial Warehouse with Office Component To Let Located in Neave

This 913m<sup>2</sup> industrial facility presents a highly functional and adaptable space, ideal for warehousing or light manufacturing operations. Featuring a 3-phase electrical supply and a prepaid electricity meter, the property ensures cost-efficient power management tailored to a variety of operational requirements. The expansive internal layout allows for seamless workflow and optimal utilization of floor space, making it suitable for a diverse range of industrial users. The office component comprises a welcoming reception area and three air-conditioned offices, offering a professional and climate-controlled environment for administrative functions. These offices are well-appointed to accommodate managerial staff and client-facing activities, enhancing operational efficiency while projecting a polished corporate image.

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	6

#### Sizes

Floor Size	913m <sup>2</sup>
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#### Extras

Near Airport Near Railway station Kitchen-Dinette Near Bus Near Fitness centre Alarm System Unfinished On Busy Road City Center Fibre Air Conditioning Unit Near University/Campus Near Hospital Near Golf Course Frequency location Near Schools Air Conditioner Wheelchair Accessible Unfurnished High Traffic High Speed Internet Near Public Transportation Near Shops Near Park By the sea Near Medical Center Near Shopping Mall Downtown