

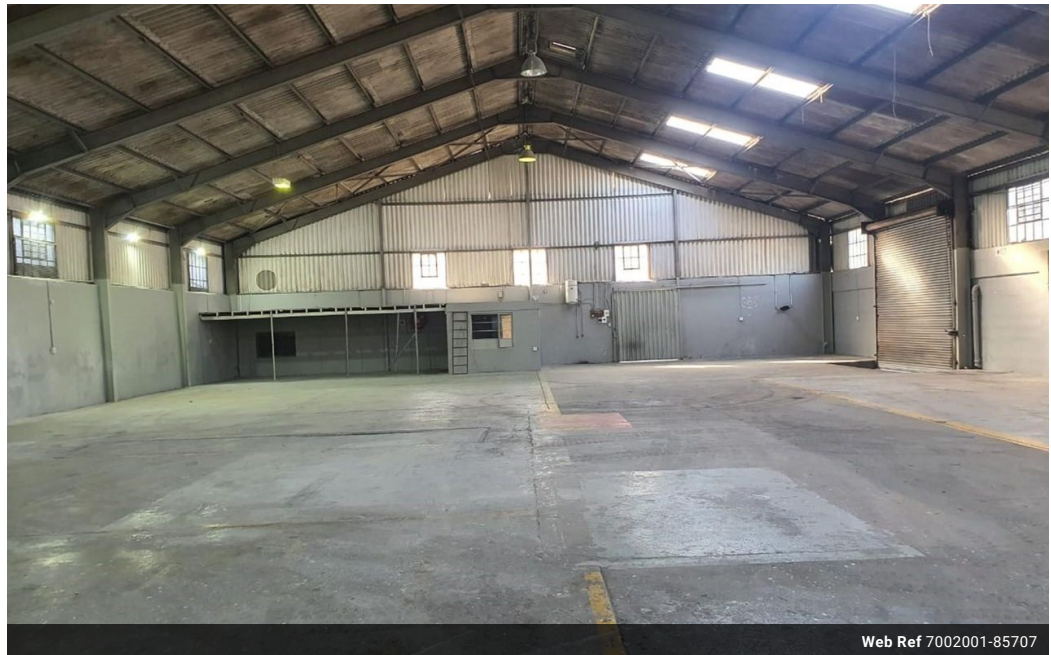


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R37,000 pm

Gross Monthly Rental R37,000 Excl. VAT

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Prime 1165m² Industrial Warehouse in Sought-After North End

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An exceptional leasing opportunity has become available in the highly desirable North End precinct—a prime industrial warehouse spanning an impressive 1165m². Showcasing signature portal-style architecture, the facility boasts soaring internal heights of 6 to 9 metres, allowing for maximum cubic capacity. The expansive, column-free design creates a seamless and flexible working environment ideal for racking, machinery placement, or open-plan operations. Wide 3.6m-high industrial roller shutter doors enhance operational efficiency, enabling smooth ingress and egress for logistics vehicles. The warehouse is well-equipped to meet the demands of modern industry, featuring a robust 100-amp 3-phase power supply

Features

Zoning Industrial

Interior

Floor Loading Cap. 10 Tn/m²
Air Conditioning Yes
Power 3 Phase Yes
Power Amps 100

Exterior

Security Yes
Open Parking Bays 10

Sizes

Floor Size 1,165m²

Extras

Near Beach Good reachable traffic High Traffic Downtown By the sea Security - System Near Highway Wheelchair Accessible Frequency location Kitchen-Dinette Near Motorway Eat-in Kitchen City Center Near Shops Air Conditioner Safe Location On Busy Road Near Public Transportation Unfinished Fibre Near Hospital Near Airport Near Schools Unfurnished Near Bus Air Conditioning Unit High Speed Internet Near Shopping Mall