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Web Ref 7002001-86767



R119,700 pm

Gross Monthly Rental R119,700 Excl. VAT

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### Premium 1,911m<sup>2</sup> Warehouse in 24/7 Secure Industrial Park

Introducing a brand-new, premium-grade 1,911m<sup>2</sup> warehouse available for lease within a fully secure, 24-hour operational industrial park in the sought-after Sidwell area. This state-of-the-art facility boasts a modern, column-free design, offering expansive, unobstructed floor space perfect for a wide range of industrial applications. High bay roller shutter doors positioned at both the front and rear provide seamless, drive-through access, ensuring effortless loading and offloading operations to maximize efficiency.

The premises feature flexible, customizable office space options, with costs conveniently amortized across the lease period, allowing tenants to tailor their workspace to suit their specific operational requirements. The property is equipped with a robust 60-

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 100

#### Exterior

Security Yes

#### Sizes

Floor Size 1,911m<sup>2</sup>

#### Extras

Near Motorway Fibre Kitchen-Dinette Good reachable traffic Unfurnished Near Schools On Busy Road Near Highway Unfinished High Traffic High Speed Internet Downtown Near Bus Eat-in Kitchen Near Public Transportation Air Conditioning Unit Frequency location Closed Circuit TV Wheelchair Accessible Redeveloped Air Conditioner Near Shopping Mall