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**R58 per m<sup>2</sup>**

**Gross Monthly Rental R673,148 Excl. VAT**

40 80

Expansive stand alone 11 606 m<sup>2</sup> industrial facility with 3 large warehouses, offices & yard space.

This is a vast & versatile industrial facility with 3 large warehouses, neat & large corporate office component, large basement services component & generous yard space.

The facility features:

- \* Total area under roof = 11 606 m<sup>2</sup>.
- \* Total land area = 20 984 m<sup>2</sup>.
- \* Total formal corporate office component = 1350 m<sup>2</sup>, approximately.
- \* 3 expansive interconnected warehouse sections; 2 on one level (3689 m<sup>2</sup> & 1535 m<sup>2</sup> sections on satellite image) & one with 3 terraces connected by forklift ramps & stairs (6382 m<sup>2</sup> section on satellite image).
- \* Corporate office component at the bottom end of the 6382 m<sup>2</sup> warehouse.
- \* There are offices, canteen, clinic, restrooms, showers, change rooms, storerooms & workshops in the basement at the bottom of the 3689 m<sup>2</sup> & 1535 m<sup>2</sup> warehouse sections.
- \* Easy access to the R101 and N1 freeway.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	800

### Exterior

Security	Yes
Covered Parking Bays	40
Open Parking Bays	80

### Sizes

Floor Size	11,606m <sup>2</sup>
Land Size	20,984m <sup>2</sup>

### Extras

24 Hour Access Air Conditioner Closed Circuit TV Change Rooms Electric Gate Electric Fencing Freestanding Extractor Fan Guard House Office Outbuildings Totally Fenced Water Tanks West Contemporary Insulation Steel

