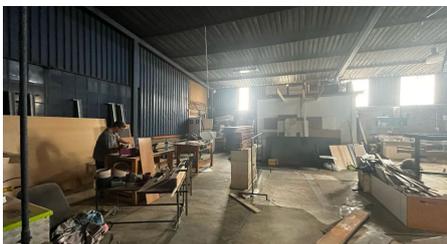


**Boksburg, Gauteng**

**Spacious Industrial Facility  
for Rent in Anderbolt**



This impressive industrial facility in Anderbolt offers a prime location for large-scale mining, engineering, and manufacturing operations. With a stand size of 2,439m<sup>2</sup> and factory space under roof of 1,149m<sup>2</sup>, the property also features 236m<sup>2</sup> of office space. The factory is split into three sections—woodworking, machining & manufacturing, and a mechanics workshop—providing versatility for multi-departmental use. It includes three large roller doors, a separate delivery bay with its own entrance, and a 6-meter height to accommodate large machinery. The property is well-secured with electric fencing, separate staff and delivery entrances, and offers three-phase electricity power supply. For office use, there's a reception area, boardroom, private offices, kitchen, and bathroom facilities, plus six covered parking bays. Additional amenities include two factory offices, a locker room with showers, and a mess kitchen. Located next to an Engen garage with excellent transport access, the property is available at a rate of R9,800 per month.

**R7,750,000**  
excl. VAT & Utilities

### FEATURES

Building Size (m <sup>2</sup> )	2439
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.  
**COM22414**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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