

This 990 m<sup>2</sup> free-standing workshop is available for rent and is strategically located on a prominent Main Road in Ophirton, ensuring excellent visibility to passing traffic. The workshop features an on-grade roller shutter door for easy access to a spacious, well-lit open-plan area that benefits from plenty of natural light. Additionally, the facility is equipped with a reliable three-phase power supply, making it suitable for various operational needs.

The property includes well-maintained male and female restrooms with ablution facilities, along with a tidy kitchen. The office area offers a welcoming reception, a large office, and a functional boardroom to meet administrative requirements. A small yard space at the rear of the workshop enhances its practicality. This meticulously maintained property is available for immediate occupancy, presenting an excellent rental opportunity.

**R3,450,000**  
excl. VAT & Utilities

### FEATURES

Building Size (m <sup>2</sup> )	990
Land Size (m <sup>2</sup> )	1200
Zoning	Industrial
Security	No


Open Parkings	6
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.  
**COM20019**

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for more information about this property



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