

#### Kempton Park, Gauteng

A-Grade warehouse/factory TO LET in the busy industrial area of Spartan







Free standing property FOR SALE in Spartan, Kempton Park.

Stand size 4310sqm with GLA of 2600sqm under roof. Warehouse size approx. 2200sqm and office size double volume of approx. 400sqm. Yard size of 1710sqm with a 14,000lt diesel tank with pump station on site. Warehouse floors are in excellent condition, good height to eaves and natural light, for racking or stacking. 3phase power 160amps. 3 x large roller shutter doors for access. Ramp access, on-grade access and docking area, all with overhangs for bad weather conditions. Multiple workshop and storage areas, along with large mezzanine area which can all be converted to suit any buyers needs. Sprinkler system in place. Double volume office block, with ground floor comprising of reception area, multiple offices, kitchen and ablutions. First floor has multiple offices, boardroom and entertainment area. The property is well situated in the Spartan area, with all amenities in close proximity. Isando, Jetpark, Sebenza and Modderfontein are a short distance away. The distance from the property to O.R. Tambo

International Airport is 3.9km away.





### R17,000,000 excl. VAT & Utilities

### **FEATURES**

Building Size (m<sup>2</sup>) Land Size (m<sup>2</sup>) Zoning Security

Power 3 Phase Power Amps Air Conditioning 2600 4310 Industrial No

Yes 160 Yes



# WEB REFERENCE NO. COM21233



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