

Alberton, Gauteng

**NEWLY RENOVATED STAND
ALONE PROPERTY TO LET
WITH YARD SPACE IN
ALRODE**



This property has access from 2 streets and ample parking for staff and visitors. The office can accommodate is situated at the front with a welcoming reception area and 3 offices as well as a kitchen and 2 x toilets. The workshop has 2 rollershutters on both sides and a separate storage area with its own roller shutter. There is a mezzanine for additional storage and a drywall partitioning storeroom that can be taken down to allow for additional space if required. The property has 80 amps 3 phase electricity supply. Please contact Hylton Atkinson to arrange a viewing.

The price excludes VAT, and utilities. Alrode South, so called Alrode's little brother is accessible via Klipriver Drive off the R59 Highway or via the Vereeniging Road (M61). It is a pleasant node that is a 1 stop shop for all industrial needs. The area consists of a good mix of mid-range properties with good power supply that is competitively priced. Close to all amenities including the Mall of the South, Meyersdal, Brackenhurst and Brakendowns all within a 5 minute drive.

R36,450 PM
excl. VAT & Utilities
price per m²: R45

FEATURES

Gross Monthly Rental Available From	R36,450 Excl. VAT
Lease Period	Immediately Negotiable
Building Size (m ²)	810
Land Size (m ²)	1046
Building Height (m)	7
Zoning	Industrial
Security	No
Open Parkings	10
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	No

WEB REFERENCE NO.
COM22527

Go to 3cubeproperty.co.za
for more information about this property



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