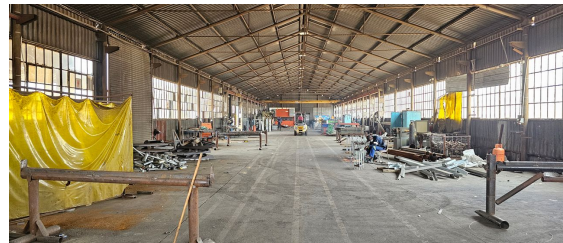


**Alberton, Gauteng**

**INDUSTRIAL FACTORY WITH  
CRANES TO LET IN ALRODE**



This freestanding industrial property comprises of a 1,200sqm warehouse portion with a 500sqm office component set on a 5,092sqm stand. Ample covered parking bays present and a concreted yard. The factory provides good height and there's roller shutter doors to the front and side allowing for quick and easy access. There it has multiple cranes, both inside the factory and outside with 400Amps available. It has a separate office component completed with a welcoming reception area, neat air-conditioned office component, ablution facilities and a kitchenette. The premises is well maintained.

Price excludes VAT and Utilities. Alrode is close to Newmarket and is a heavy industrial hub that is accessible via the N3 and R59 Highways. Wadeville is in close proximity. The area has good power supply that is competitively priced. Close to all amenities including the New Market Shopping Mall, Union Hospital, Meyersdal, Brackenhurst and Brakendowns all within a 5 minute drive.

**R68,000 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R40

**FEATURES**

Gross Monthly Rental R68,000 Excl. VAT  
Available From Immediately  
Lease Period Negotiable

Building Size (m<sup>2</sup>) 1700  
Land Size (m<sup>2</sup>) 5092  
Zoning Industrial  
Security No


Open Parkings 10  
Covered Parkings 10  
Floor Load Capacity  
Power 3 Phase Yes  
Power Amps 400  
Air Conditioning Yes


**WEB REFERENCE NO.  
COM21687**

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



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