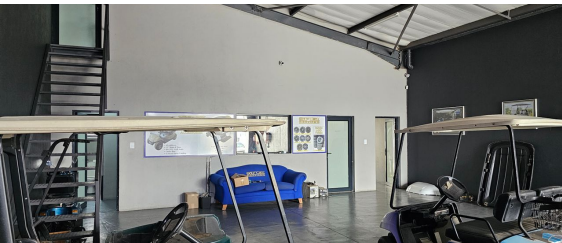


Alberton, Gauteng

**SECURE MINI UNIT WITH A
YARD TO LET IN ALRODE**



This well-maintained mini unit in the heart of Alrode is a great opportunity, offering around 270m² under roof. The unit offers great height to the eaves and ample natural light. It is equipped with a large roller shutter door for easy access, and an 80 AMP three-phase power supply. It includes a ground-floor office, a neat mezzanine-level office with natural light, a kitchen and bathrooms. Additionally, the property boasts a small yard, which is ideal for extra storage of materials and vehicles.

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.

R23,000 PM

excl. VAT & Utilities

price per m²: R83

FEATURES

Gross Monthly Rental Available From Lease Period	R23,000 Excl. VAT Immediately Negotiable
Building Size (m ²)	277
Land Size (m ²)	377
Building Height (m)	8
Zoning	Industrial
Security	Yes
Open Parkings	3
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	No


**WEB REFERENCE NO.
COM23170**


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for more information about this property



CONTACT
HYLTON ATKINSON

 079 272 7030 / (010) 3006441

 hylton@3cubeproperty.co.za