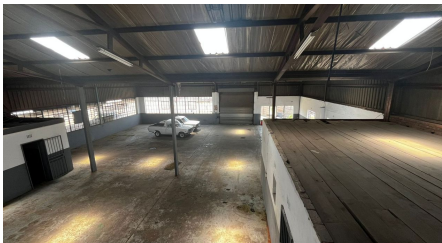
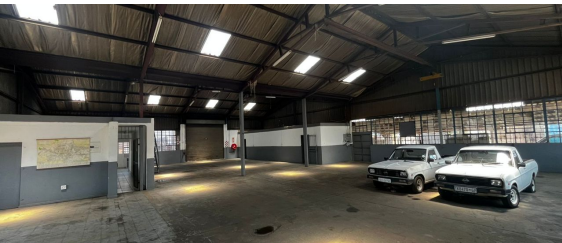
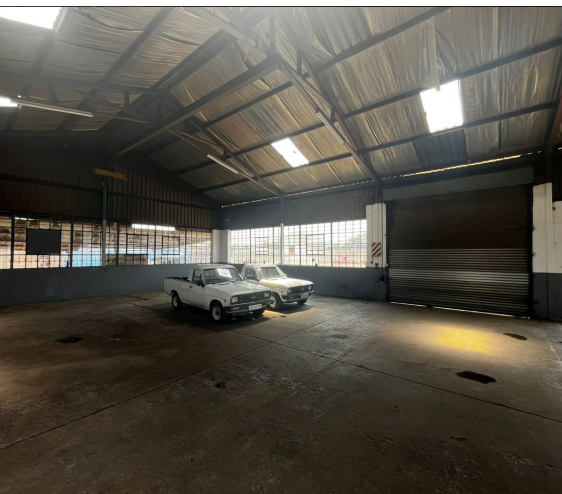


Boksburg, Gauteng

**Industrial Facility for Lease
in Anderbolt - 529m² Interior
with 1,100m² Yard**



This well-organized industrial facility, located in the prime area of Anderbolt, offers 529m² of interior workspace and a generous 1,100m² yard. Its strategic position provides excellent connectivity to major highways such as the N3, R24, and N12, while being just a 10-minute drive from OR Tambo International Airport. The warehouse features a 6-meter height to the eaves, allowing for efficient racking up to 4 meters, with a large roller shutter door (4 meters high) for seamless access. It is designed with load-bearing floors and offers a three-phase power supply of 100 Amps, ideal for industrial operations.

The facility also includes a welcoming reception area, two enclosed offices, and a clean kitchenette, along with separate male and female restrooms in both the office and warehouse sections. The unit is available for immediate occupancy at a monthly rental of R25,000.00 (excluding VAT) with operating costs of R1,800.00 and a fixed capacity fee of R2,766.72 (incl. VAT). A two-month deposit of R45,000.00 is required. This property offers 24-hour access and is perfect for businesses seeking a versatile and well-connected industrial space.

R25,000 PM

excl. VAT & Utilities

price per m²: R47

FEATURES

Gross Monthly Rental Available From Lease Period	R25,000 Excl. VAT Negotiable Negotiable
Building Size (m ²)	1100
Land Size (m ²)	529
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.
COM21159**

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



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