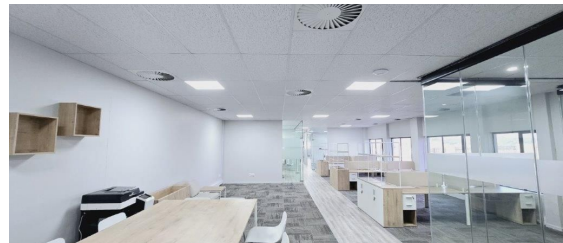
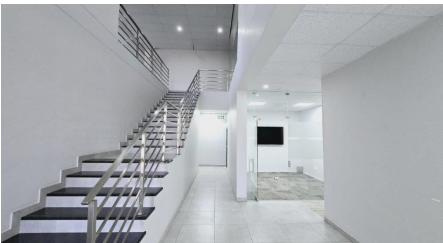


Centurion, Gauteng

Modern Industrial Warehouse For Sale Within A Secure Business Park In Centurion



Immaculate standalone industrial property To Let / For Sale within a secure business park in Centurion, measuring GLA $\pm 2,506\text{m}^2$ on a $14,993\text{m}^2$ stand. The property comprises of 918m^2 warehouse space, 1588m^2 office space, modern reception, ± 15 offices, ± 6 assembly rooms/workshop, 2 x board room, 3 x kitchenette, rest rooms, shower, air con, balcony, 3 phase plugs, good height and space in the warehouse, parking bays, large yard.

It has excellent truck accessibility into a high roller shutter door. It has 3 phase 250 amps power supply. The property is available To Let at R357,707.50 plus VAT / For Sale R36,500,000.00 plus VAT (the option to purchase the property can be exercised after renting a period of 12 (twelve) months has expired from date of taking occupation of the property). Levy R14,993.00 plus VAT. Operational costs R5,012.00 plus VAT. Available October 2024.

R357,707 PM

excl. VAT & Utilities

price per m^2 : R143

FEATURES

Gross Monthly Rental Available From	R357,707 Excl. VAT
Lease Period	Oct. 1, 2024
	Negotiable
Building Size (m^2)	2506
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	250
Air Conditioning	Yes

WEB REFERENCE NO.
COM19733

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



CONTACT

DENVER JONES

082 935 2099 / (010) 3006441

denver@3cubeproperty.co.za