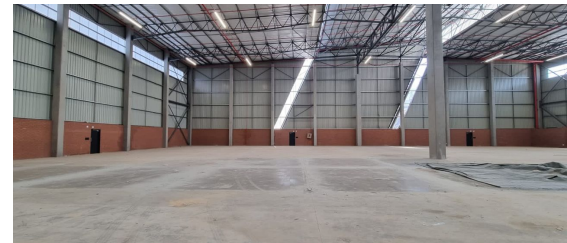
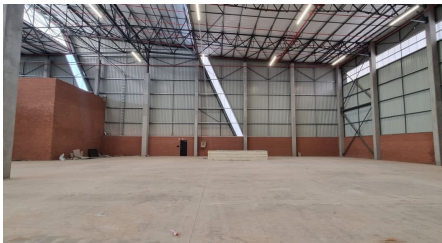
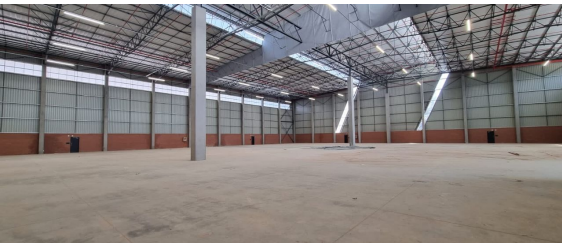




Centurion, Gauteng

Exceptional 4,615m²
Warehouse & Office Space at
Centralpoint



This exceptional property is designed to maximize warehouse space while minimizing office areas. The building features a 4,615m² warehouse, 490m² office space, 105m² of site structures, and a guard house.

Key Features of Centralpoint:

- High-speed fibre connectivity
 - 24-hour precinct security
 - Well-maintained, beautifully landscaped gardens
 - Prime central location with easy access to major roads
 - Convenient access to the N1 North/South from Samrand Avenue and the N14 highway
 - Energy-efficient air conditioning and lighting
 - Built-in structural provisions for solar panels
 - Tailor-made installation allowances based on client needs
 - Located in the greater Midrand area, close to medical facilities, schools, and shopping centers
- Warehouse Specifications:**

- 11-meter clear spring height
- 30m yard depth to warehouse face
- Power floated FM2 floor with a 100kN load-bearing capacity
- High-lift sectional overhead dock doors, including 2 dock doors and 1 on-grade access

R325,512 PM
excl. VAT & Utilities
price per m²: R88

FEATURES

Gross Monthly Rental	R325,512 Excl. VAT
Available From	Negotiable
Lease Period	Negotiable
Building Size (m ²)	3699
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.
COM20701

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



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