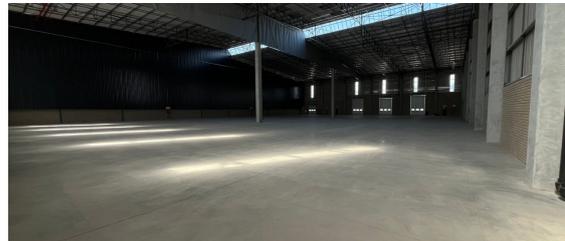
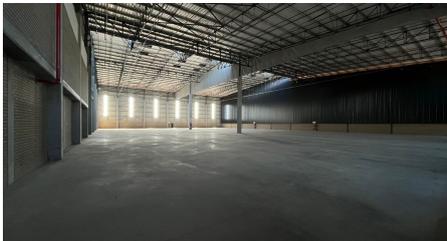


Centurion, Gauteng

Newly Built AAA Grade Warehouse TO LET in Samrand



This AAA Grade prime industrial property is available for rent in Samrand, located on Rietspruit Road within the Samrand Business Park. Positioned in the central hub of Samrand, the park serves as a key link between Pretoria, Midrand, and Johannesburg, with direct access to the Samrand Avenue offramp. The secure complex offers 24-hour security and access control, providing easy connections to the N1 highway via the Samrand offramp. The warehouse spans approximately 3,921m², including a double-volume warehouse space of around 3,563m², plus office areas on both floors totalling 376m², along with various amenities. The property also features three large roller shutter doors, facilitating convenient interlink truck deliveries.

Key features of the property include 24-hour precinct security, excellent central location, and quick access to the N1 North and South, as well as the N14 highway. The warehouse is equipped with energy-efficient air conditioning and lighting, a sprinkler system, and a 30-meter yard depth for easy super link deliveries. Additional benefits include Fibre connectivity, structural compliance for solar panels, a generous Client Installation Allowance, and great height to eaves in the warehouse. The fully sprinkler-protected warehouse is compliant with ASIB standards and connected to backup power and

R313,000 PM
excl. VAT & Utilities
price per m²: R80

FEATURES

Gross Monthly Rental Available From Lease Period	R313,000 Excl. VAT Immediately Negotiable
Building Size (m ²)	3921
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO. COM21591

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



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