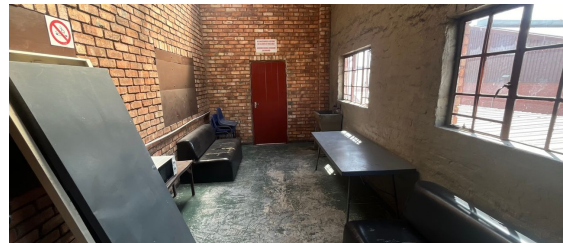


Centurion, Gauteng

Spacious and Functional Warehouse with Office Component in Prime Industrial Location



This warehouse, located in a rapidly developing industrial area just west of Centurion CBD, features an impressive entrance with two access-controlled gates and a spacious yard. Its prime location offers excellent connectivity to the R55, N14, and N1 freeways, and is conveniently close to various amenities. Designed with logistics efficiency in mind, the warehouse includes two entrances for easy access, a large open-plan floor space ideal for manufacturing, storage, or industrial use, and four strategically positioned roller shutter doors that allow for efficient loading, unloading, ventilation, and natural light. The durable concrete flooring is well-suited for heavy machinery and equipment, ensuring easy maintenance.

Additionally, a mezzanine floor provides extra space for offices, storage, or administrative functions, along with three separate storerooms for organizing supplies or equipment. The 6-meter ceiling height offers the flexibility for vertical storage or operation of tall machinery. The warehouse also includes ablution facilities and a staff kitchen area.

The office section of the building features a reception area, four individual offices, and its own set of ablutions, along with a small kitchen for staff convenience. This office setup provides a well-

R77,300 PM
excl. VAT & Utilities
price per m²: R70

FEATURES

Gross Monthly Rental Available From Lease Period	R77,300 Excl. VAT Immediately 24 months
Building Size (m ²)	1100
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO. COM20704

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



CONTACT
DYLAN PIETERSEN

083 338 1183 / (010) 3006441
dylan@3cubeproperty.co.za