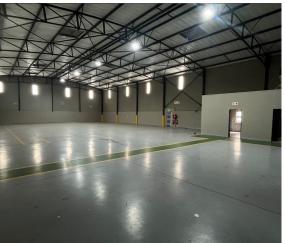


Centurion, Gautena

Exceptional Warehouse/ Factory Space with Office and Yard in Sunderland Ridge













outstanding 1,145 sqm warehouse/factory space with a substantial 1,200 sgm yard area, situated in a secure 24/7 industrial park in Centurion West. Conveniently located near the R55 main road and N4 arterial routes, this property offers street-level access, a dedicated guardhouse, generous parking, and ample power supply. The facility features a spacious office area, each equipped with en-suite ablution facilities, making it ideal for executive use. The warehouse/factory includes two roller shutter doors for seamless dispatch and receiving, staff ablutions, and a mezzanine level for additional

3Cube Property Solutions proudly presents an

With a Gross Lettable Area (GLA) of 1,145 sqm, comprising 770 sgm of warehouse/factory space and 375 sqm of office space, this property is available at R65 per sqm, excluding VAT and usage costs. Additional monthly levies and operational costs amount to R7,937. This exceptional property is available for immediate occupation and is also offered for sale.

storage.

R75,425 PM

excl. VAT & Utilities

price per m²: R65

FEATURES

Available From Lease Period

Gross Monthly Rental R75,425 Excl. VAT Immediately Negotiable

Building Size (m²) Zoning Security

1145 Industrial No

Power 3 Phase Air Conditioning

Yes No

WEB REFERENCE NO. COM21625



CONTACT

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