

Centurion, Gauteng

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



3Cube Property Solutions proudly presents an outstanding 1,145 sqm warehouse/factory space with a substantial 1,200 sqm 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 storage.

With a Gross Lettable Area (GLA) of 1,145 sqm, comprising 770 sqm 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.

R75,425 PM
excl. VAT & Utilities
price per m²: R65

FEATURES

Gross Monthly Rental Available From Lease Period	R75,425 Excl. VAT Immediately Negotiable
Building Size (m ²)	1145
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.
COM21625

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



CONTACT
DYLAN PIETERSEN

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