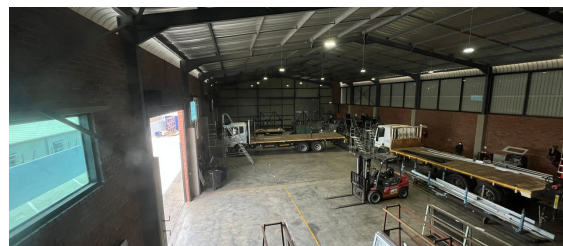
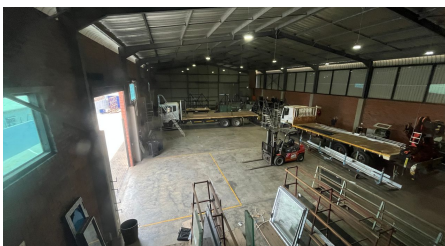
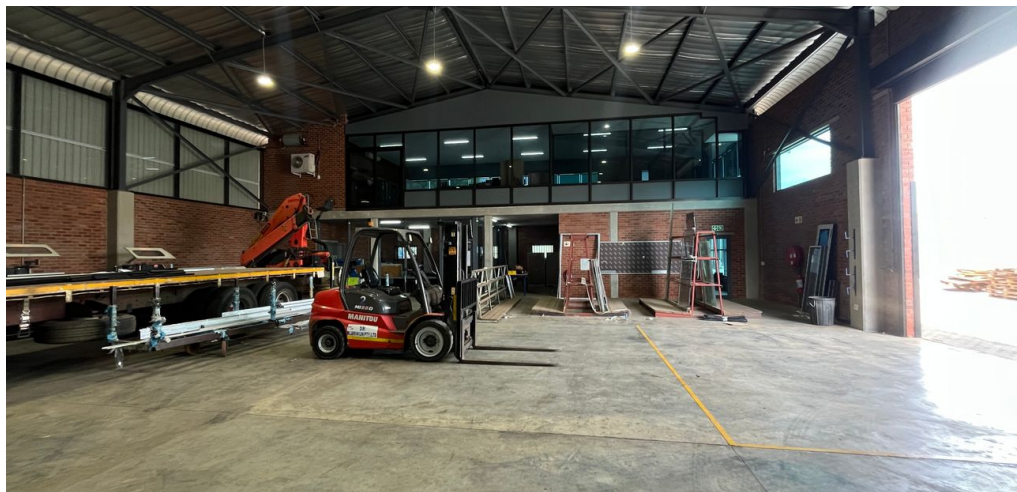
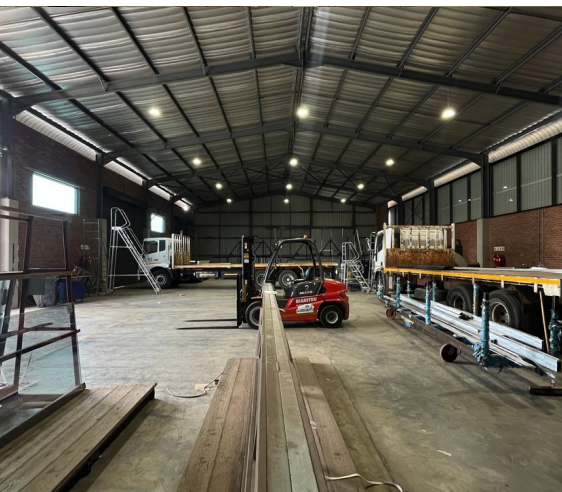
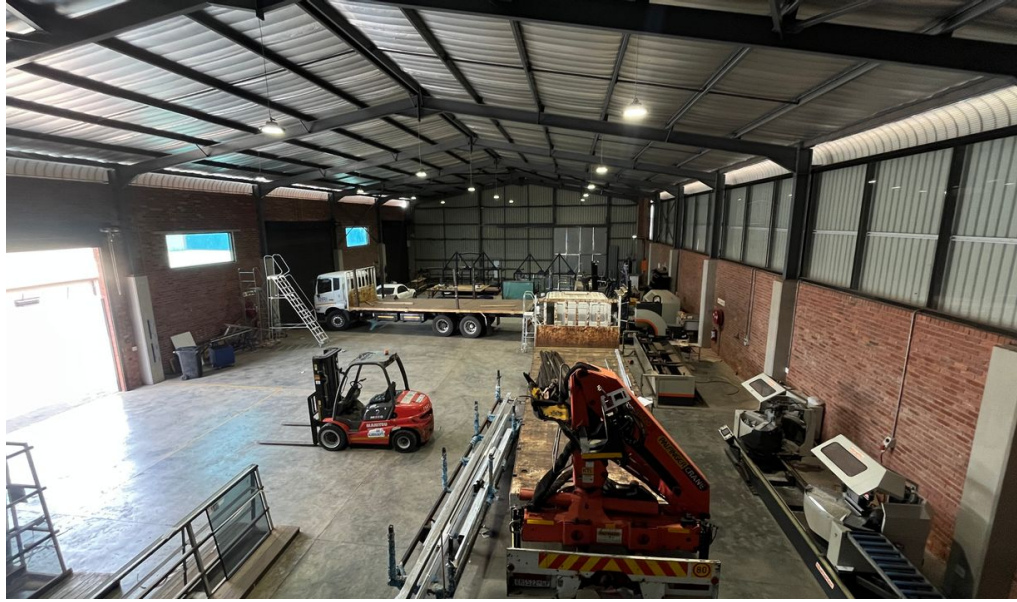


Centurion, Gauteng

**Spacious 2,080m²
Warehouse to Let in
Sunderland Ridge**



This industrial property in Sunderland Ridge, Centurion, offers a 2,080 square meter space for lease, comprising a 1,680 square meter warehouse and a 400 square meter office area. Located on the busy Rietspruit Street, the warehouse features a spacious open-plan floor with concrete flooring, 2 storerooms, 4 kitchen areas, and 8 sets of ablutions. It is equipped with 400 amps three-phase power, 2 roller shutter doors, a dispatch area, and an 8-meter height, making it ideal for packing and distribution. The office area includes a reception, 2 offices with tiled flooring, and 2 boardrooms. The property is secured with fencing and access control, and offers a large paved yard with 2 yard access points for easy interlink access and ample open parking. The location provides excellent access to arterial routes such as the R55, M24, and N14 highways, and is close to amenities like Mall@55, Icon Industrial Park, and West Hills Business Estate. The gross rental includes operational costs, rates, and taxes, while VAT and utilities are excluded.

R145,600 PM
excl. VAT & Utilities
price per m²: R70

WEB REFERENCE NO.
COM22016

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



FEATURES

Gross Monthly Rental Available From	R145,600 Excl. VAT
Lease Period	Negotiable
Building Size (m ²)	2080
Land Size (m ²)	3000
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	400
Air Conditioning	No

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