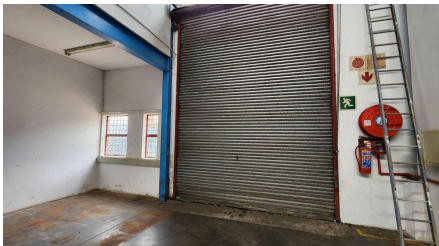
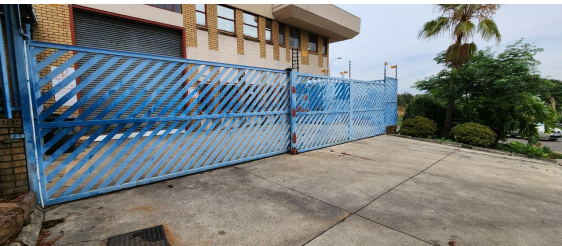


**Edenvale, Gauteng**

**Industrial unit TO LET in  
Sebenza, Edenvale**



Warehouse/Factory Unit TO LET in the busy Sebenza node of Edenvale. 450sqm under the roof. 1 x large roller shutter door for access, with secure access gates, 4.6m height and 4m width. The power supply of 80amps 3phase. Good natural light throughout the facility with an eaves height of 7.6m and a roof height at the highest point of 10m. Flammable store room with 6000-liter capacity. Secondary storage room directly opposite. Mezzanine area for extra storage.

The office component consists of a ground floor reception area, offices, kitchen, and male and female ablutions with shower. The First-floor section has 4 large offices, change rooms with ablutions and shower. Covered carports for staff parking with open parking bays for visitors. Good exposure with a well-maintained outside look and garden.

AVAILABLE 01 FEBRUARY 2025

**R22,500 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R50

**FEATURES**

Gross Monthly Rental Available From	R22,500 Excl. VAT
Lease Period	Feb. 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	450
Land Size (m <sup>2</sup> )	1200
Building Height (m)	10
Title	Freehold
Zoning	Industrial
Security	No
Open Parkings	4
Covered Parkings	6
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	Yes

**WEB REFERENCE NO.  
COM14022**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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