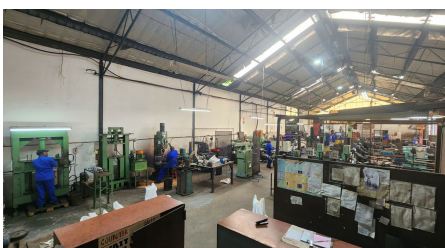
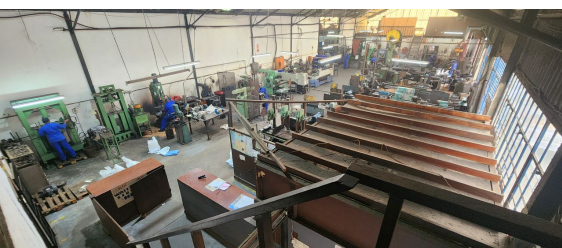


Edenvale, Gauteng

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



Manufacturing facility with a GLA of 1,194sqm under roof, TO LET in the busy industrial node of Sebenza. 3phase power with 250amps. 2 x large roller shutter doors for access. Solid floors for putting down heavy machinery, forklift access and good natural lighting. Premises can be split into two separate departments with a wall in between. Each section can operate independently with electrical DB boards, ablutions, offices and mezzanine areas for each side. Driveway leading to a private yard area with extra parking to the rear of the property. Office space is adequate, with open and single offices, ablutions for office staff and kitchen area. Covered parking situated in front of the premises plus off street visitor parking. Excellent exposure for advertising on the building. Centrally situated in Sebenza with easy access in and out of the area via Terrace Road and Modderfontein. Eastleigh, Edenvale, Foundersview and Spartan are all in close proximity, as well as O.R. Tambo International Airport. AVAILABLE 01 August 2025

R57,312 PM
excl. VAT & Utilities
price per m²: R48

FEATURES

Gross Monthly Rental Available From Lease Period	R57,312 Excl. VAT Aug. 1, 2025 Negotiable
Building Size (m ²)	1194
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	250
Air Conditioning	No

WEB REFERENCE NO.
COM23139

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



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