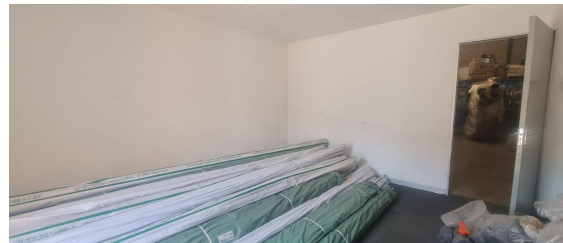


**Germiston, Gauteng**

**Mini Warehouse TO LET in  
Meadowdale with Easy  
Access**



A well-maintained mini unit is available, featuring street access via a roller shutter door. The unit includes a reception area, first-floor office, and a small storage mezzanine at the back of the factory. It also offers male and female restrooms and a kitchenette. Equipped with a three-phase power supply, the property is part of a secure two-unit access point with intercoms and access control. Conveniently located with easy access to the N12, R21, and M1 highways. Contact us for more details!

**R23,210 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R55

**FEATURES**

|  |   |
|--|---|
| Gross Monthly Rental Available From Lease Period | R23,210 Excl. VAT<br>Negotiable<br>Negotiable |
| Building Size (m <sup>2</sup> )                  | 422   |
| Land Size (m <sup>2</sup> )                      | 422   |
| Zoning   | Industrial                                    |
| Security   | Yes   |
| Power 3 Phase                                    | Yes   |
| Power Amps                                       | 60  |
| Air Conditioning                                 | Yes   |

**WEB REFERENCE NO.**  
**COM22498**

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



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