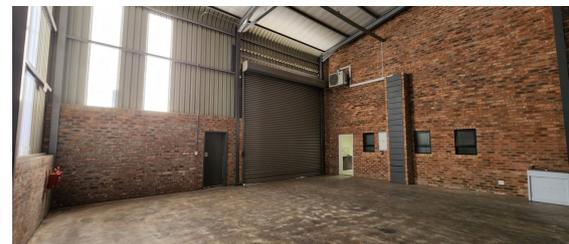




Kempton Park, Gauteng

A-GRADE WAREHOUSING FACILITY TO LET IN CHLOORKOP - AVAILABLE 01 MAY 2025



Situated in a secure industrial park, on a 2002sqm stand, GLA 1455sqm under roof. 2 large roller shutter doors for access, with overhangs above each door for working in bad weather conditions. 3phase 125amps of power TBA. 7m height to eaves for racking or stacking. Dividing wall separating the two portions of 941sqm and 514sqm of which the wall could possibly be removed or a throughway made for ease of access between the two. Decent yard area for receiving vehicles. 24hr security with access control. Good natural lighting throughout the facility. Perfect for logistics company or light to medium manufacturing.

Modern outside esthetics which makes for a good corporate image. Office space is adequate with each section having its own office area along with ablutions and kitchen area. Plenty of parking for staff and visitors. Distance to O.R. Tambo International Airport is 11km (16min) from the property, as well as the R21 and R24 freeways. Also in close proximity is Midrand, Modderfontein, Sebenza, Spartan and Isando. (TRIPLE NET LEASE required). AVAILABLE 01 May 2025. Contact me to arrange a viewing of the property.

R106,500 PM
excl. VAT & Utilities
price per m²: R73

FEATURES

Gross Monthly Rental Available From	R106,500 Excl. VAT
Lease Period	May 1, 2025 Negotiable
Building Size (m ²)	1455
Land Size (m ²)	2002
Zoning	Industrial
Security	Yes
Open Parkings	4
Covered Parkings	8
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	125
Air Conditioning	No

WEB REFERENCE NO. COM20910

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



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