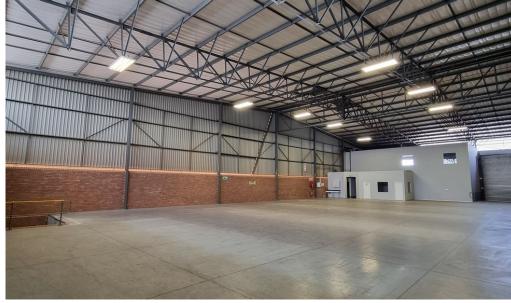


Kempton Park, Gautena

A-Grade Industrial Warehouse with Premium **Facilities**













R73,224 PM

excl. VAT & Utilities

price per m²: R72

This secure industrial park offers 24-hour security and access control, ensuring a safe and efficient workspace for your operations. Designed with functionality in mind, the park accommodates superlink truck access and boasts good height and natural light throughout. The open-plan warehouse is equipped with two large roller doors—one on-grade and another at docking height—ensuring seamless loading and unloading. With 125 amps of 3-phase power, the facility is well-suited to meet the demands of various industrial activities.

In addition to its excellent warehouse features, the property includes ample, well-maintained office spaces with a dedicated reception area and boardroom, providing a professional setting for your business operations. The listed rental price excludes operational costs, with an additional rate of R18.50/ m². This prime industrial space offers the perfect blend of functionality and convenience, catering to businesses looking for a secure and efficient workspace.

FEATURES

Available From Lease Period

Gross Monthly Rental R73,224 Excl. VAT Immediately Negotiable

Building Size (m²) Land Size (m²) Building Height (m) Zoning Security

1017 1500 Industrial Yes

Covered Parkings Floor Load Capacity Power 3 Phase Power Amps Air Conditioning

10 Yes 125 No

WEB REFERENCE NO. COM21403



CONTACT

MICHAEL LABRAM

079 353 4669 / (010) 3006441

michael@3cubeproperty.co.za