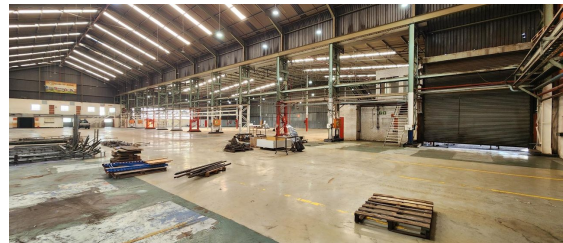
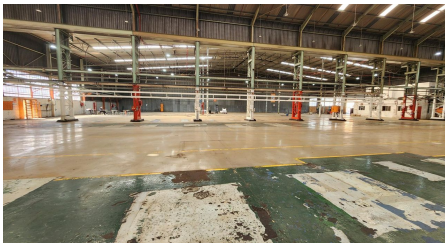
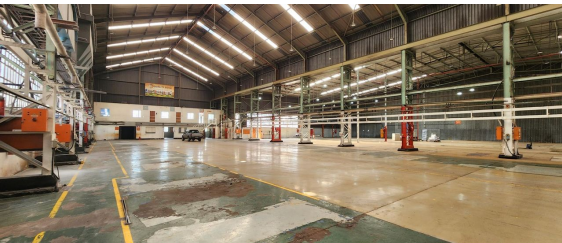


Kempton Park, Gauteng

Spacious 8,000m² Industrial Facility To Rent In Spartan - Manufacturing, Warehousing & Office Space



This expansive, free-standing industrial facility, available for rent from September 2023, is located on a 10,000m² stand and offers approximately 8,000m² of covered space, comprising manufacturing, warehousing, and office areas. The manufacturing section features an open floor plan, ideal for housing multiple machines, and is equipped with 400 kVA of power. The space benefits from good height, ample natural light, and additional facilities such as storage and machining rooms, labs, and a plant manager's office. The warehouse area is fully fitted with a sprinkler system, including in-racking sprinklers, and includes multiple roller shutter doors, on-grade ramps, and a dedicated yard for truck access. The property also offers a caged bonded stores area, mezzanine offices, and a canteen, with staff ablutions, change rooms, locker rooms, and showers located at the rear of the facility.

The office block is designed with a double-volume reception area on the ground floor, which also includes a showroom, boardroom, kitchen, and several individual offices. The first floor houses additional offices for administrative staff and management. This facility is strategically located in the industrial node of Spartan, offering easy access to major routes and being just a short distance from O.R. Tambo International Airport, as well as the R24

R360,000 PM

excl. VAT & Utilities

price per m²: R45

FEATURES

Gross Monthly Rental Available From Lease Period	R360,000 Excl. VAT Immediately Negotiable
Building Size (m ²)	8000
Land Size (m ²)	10000
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	550
Air Conditioning	Yes

WEB REFERENCE NO.
COM21666

Go to 3cubeproperty.co.za

for more information about this property



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