



**Kempton Park, Gauteng**

Mini Factory For Rent In  
Secure Spartan Industrial  
Park - Occupation 01 Feb  
2025



This mini factory is available for rent in a secure park located in the heart of the Spartan industrial node in Kempton Park. Offering 285m<sup>2</sup> of space under roof, which includes dedicated office areas, the unit features a large sliding industrial door for easy access. With 3-phase power at 100 amps and excellent natural lighting, it is well-suited for a variety of industries, including heavy to light manufacturing, storage, distribution, and engineering. The property includes a separate office block with individual offices, ablution facilities, and change rooms, along with a covered carport and private driveway.

The complex provides 24-hour security with access control, ensuring a safe environment for your operations. The rental price is R16,245, excluding VAT and utilities. Please note that, per the landlord's instructions, mechanical workshops and panel beating businesses are not permitted. The unit is available for occupation on the 01/02/2025.

**R16,245 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R57

### FEATURES

Gross Monthly Rental Available From	R16,245 Excl. VAT
Lease Period	Feb. 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	285
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	100
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21196**

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



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