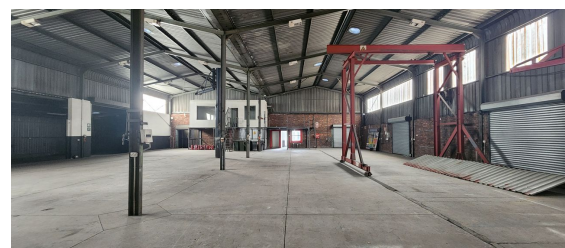
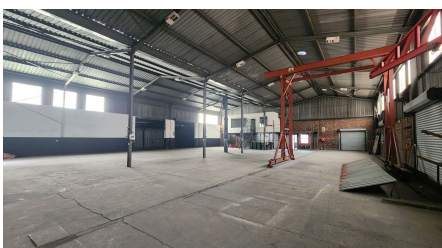
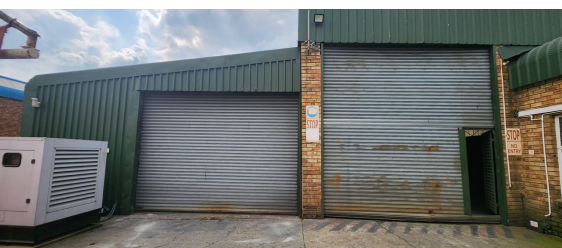


**Kempton Park, Gauteng**

Brilliant Free Standing Industrial premises TO LET in Spartan.



Approx. GLA 1,100m<sup>2</sup> under roof comprising of warehouse/factory area and offices. 2 large roller shutter doors for access on both sides of the property, which gives you a receiving and dispatch area. Further smaller roller shutters leading into the side yard area for ease of entry. 3phase 160amps of power. Good height to eaves. Extra storage area added onto the premises. Mezzanine area for extra storage and store managers office overlooking the workshop. Mobile crane on rails situated on the right hand side of the factory. There is also a 160amp generator on site. Staff ablutions, change rooms and kitchen for the workers.

Office block consists of a reception area, open planned area leading to 3 large individual offices, sales office and boardroom, with office staff ablutions and kitchen. Braai area for entertaining leading from the boardroom to this outside area. Covered parking bays. Centrally situated and in close proximity to all major routes in and out of Spartan and Sebenza. AVAILABLE IMMEDIATELY

**R68,000 PM**

excl. VAT & Utilities

price per m<sup>2</sup>: R61

**FEATURES**

Gross Monthly Rental Available From	R68,000 Excl. VAT
Lease Period	Immediately Negotiable
Building Size (m <sup>2</sup> )	1100
Land Size (m <sup>2</sup> )	1980
Zoning	Industrial
Security	No
Open Parkings	4
Covered Parkings	6
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	160
Air Conditioning	No

WEB REFERENCE NO.  
**COM11147**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)

for more information about this property



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