

**Kempton Park, Gauteng**

Prime 1,093m<sup>2</sup> Warehouse & Office Facility To Let In Airport, Spartan - Excellent Location & Access



This excellent warehousing facility, available to let in the prestigious industrial node of Aeroport, Spartan, offers a total under-roof size of 1,093m<sup>2</sup>, including 850m<sup>2</sup> of warehouse space and 243m<sup>2</sup> of office space. The warehouse is designed for optimal functionality, featuring two large roller shutters for easy access, 3-phase power (160 amps), and great height to the eaves for efficient racking or stacking of products. The warehouse floors are in excellent condition, allowing for easy forklift manoeuvrability. This facility is ideal for warehousing, storage, or light manufacturing. The property also includes a small yard with private access and excellent exposure.

The office block offers a well-designed layout, with a double-volume reception area, a spacious sales area, two separate offices, ablutions, and a kitchen on the ground floor. The first floor features multiple offices and a boardroom, providing ample space for administrative functions. Located just 3.6 km (6 minutes) from O.R. Tambo International Airport and with easy access to major highways like the R24 and R21, this facility is ideally situated for businesses operating in Isando, Edenvale, Modderfontein, and Jetpark. Viewings are available by appointment only.

**R71,045 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R65

**FEATURES**

Gross Monthly Rental Available From Lease Period	R71,045 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1093
Land Size (m <sup>2</sup> )	2940
Zoning	Industrial
Security	No
Covered Parkings	6
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	160
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM21663**

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for more information about this property



**CONTACT**  
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