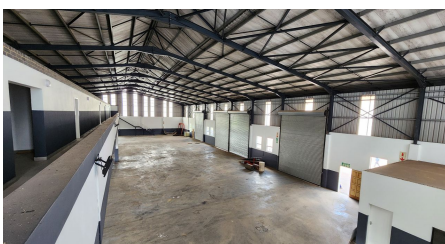
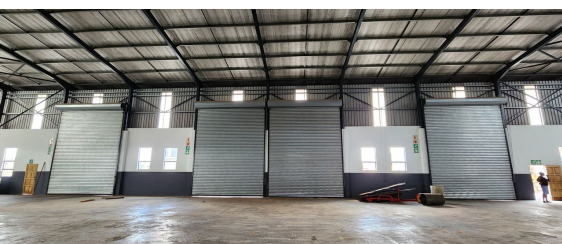


Midrand, Gauteng

**Industrial Warehouse TO LET
in Clayville, Midrand**



Industrial Warehouse TO LET in Gauteng Business Park, Clayville

Spanning 1,175 square meters, this unit offers versatile commercial space, comprising a ground floor area of 1250 square meters and an additional 300 square meters on the mezzanine level.

This property presents a prime opportunity for businesses seeking a strategic location within a secure business park complex. Boasting seamless accessibility and a dedicated yard space at the forefront, exclusively reserved for tenant use, the unit is designed to accommodate diverse operational needs. Further customization options include the provision of extra office space upon request and the potential addition of a second roller shutter door, ensuring adaptability to evolving business requirements.

Nestled within a well-appointed business park complex, this unit epitomizes convenience and functionality, offering an expansive floor plan suitable for various commercial endeavors. Its strategic location provides optimal connectivity, ensuring efficient logistics and accessibility for tenants. With the flexibility to either lease or purchase, coupled with the option for additional modifications such as

R95,000 PM

excl. VAT & Utilities

price per m²: R61

FEATURES

Gross Monthly Rental Available From Lease Period	R95,000 Excl. VAT Immediately Negotiable
Building Size (m ²)	1550
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.
COM22173**

Go to 3cubeproperty.co.za

for more information about this property



CONTACT
KEEGAN GOVENDER

071 889 2530 / (010) 3006441

keegan@3cubeproperty.co.za