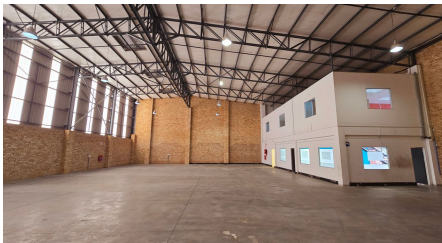
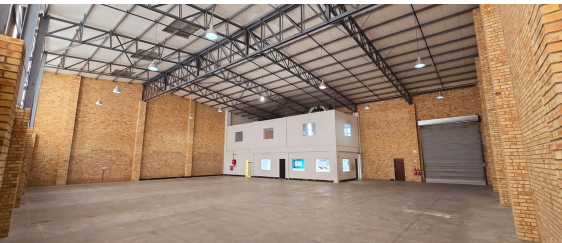


**Randburg, Gauteng**

**Modern Industrial Unit For  
Rent In Secure Business Park  
- North Riding**



This modern industrial unit, available for immediate rental, is located within a secure business park in North Riding. The unit spans approximately 880m<sup>2</sup> in total, featuring a spacious warehouse area of ±550m<sup>2</sup> with excellent height and space. Additionally, there is ±241m<sup>2</sup> of ground floor office or showroom space and ±89m<sup>2</sup> of first-floor office space. The unit is equipped with essential amenities such as air conditioning, a reception area, a kitchenette, shower facilities, and restrooms.

The property also offers a 3-phase 80-amp power supply and includes a high roller shutter door for easy access. With a rental rate of R70,400.00 plus VAT (R80m<sup>2</sup>), this industrial unit provides an ideal location for businesses in need of both warehouse and office space. The secure environment of the business park ensures peace of mind for tenants.

**R70,400 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R80

### FEATURES

Gross Monthly Rental Available From Lease Period	R70,400 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	880
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	Yes

WEB REFERENCE NO.  
**COM21643**

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



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