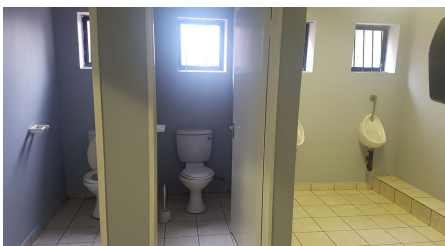


Randburg, Gauteng

**Industrial Warehouse For
Sale Or To Let In Secure
North Riding Business Park**



Freestanding Industrial Warehouse to let or for sale within a secure business park in North Riding. The property offers a total Gross Lettable Area (GLA) of approximately 2,436 m², situated on a 3,632 m² stand. It features around 1,808 m² of warehouse space, complemented by office areas, a reception, restrooms, shower, and roller shutter doors. Additionally, the property is equipped with a 3-phase 150-amp power supply, 245KW grid tie solar system, 250KW UPS battery system, 275KVA Volvo Generator, Back up water supply (Jojo Tank)

The property is available for sale at R23,000,000.00 plus VAT or to rent at R190,008.00 per month, excluding VAT and utilities. Rates and taxes R19,771.27, Park Levy R3,387.44 Plus VAT. This well-appointed warehouse offers an excellent opportunity for businesses seeking secure, high-quality space in a prime location.

R190,008 PM

excl. VAT & Utilities

price per m²: R78

FEATURES

Gross Monthly Rental Available From	R190,008 Excl. VAT
Lease Period	April 1, 2025 Negotiable
Building Size (m ²)	2436
Land Size (m ²)	3632
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

**WEB REFERENCE NO.
COM21669**

Go to 3cubeproperty.co.za

for more information about this property



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