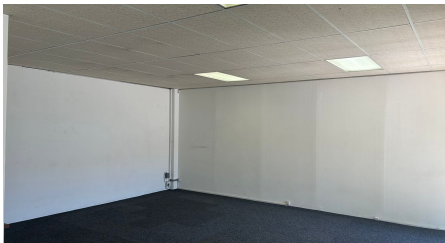


Randburg, Gauteng

**Industrial Warehouse To Let
in Strijdom Park**



This versatile 272.04m² building provides 171m² of warehouse space, 42.15m² of office space, and a 53.05m² mezzanine, making it the perfect choice for businesses requiring a combination of storage and office space. The warehouse area is well-designed with an open-plan layout that allows for efficient use of space, while the mezzanine level offers additional storage or office capacity, enhancing the overall flexibility of the unit. A high on-grade roller shutter door provides easy access for deliveries and large equipment, and the property is equipped with 60 amps of three-phase power to support various business operations.

Located within a secure industrial park with 24-hour security, this unit provides a safe environment for tenants, ensuring peace of mind while you focus on running your business. The ground-floor area features a reception area, ideal for welcoming clients, and the first-floor office space is open-plan, providing a modern and flexible work environment. With the added benefit of the mezzanine, this space is perfect for small businesses seeking a secure, well-maintained property. The unit also includes ample parking, making it easy for staff and visitors to access, and is conveniently located with easy access to main roads and transport routes.

R19,042 PM
excl. VAT & Utilities
price per m²: R70

FEATURES

Gross Monthly Rental Available From Lease Period	R19,042 Excl. VAT Immediately Negotiable
Building Size (m ²)	273
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	60
Air Conditioning	Yes

WEB REFERENCE NO.
COM23149

Go to 3cubeproperty.co.za
for more information about this property



CONTACT
DONOVAN AKOM

☎ 078 937 6084 / (010) 3006441
✉ donovan@3cubeproperty.co.za