



This freestanding warehouse, situated within a secure business park, offers a GLA of approximately 2,440m² on a 5,492m² stand. The property includes 2,234m² of warehouse space, 118m² of office space, 44m² of restrooms, and 44m² of storage areas. It also features a reception area, kitchenette, shower facilities, and multiple roller shutter doors, providing ample space and functionality. Equipped with 3-phase power, the warehouse is ideal for a variety of industrial operations.

Located near North Riding, Fourways, and Lanseria Airport, the property offers convenient access to key cosmopolitan areas. The business park includes 24-hour access control and a dedicated security patrol vehicle, ensuring a safe working environment. The property is available for rental at R175,680.00 per month plus VAT or for purchase at R24,000,000.00 plus VAT. Rates are R27,106.20, and the park levy is R4,226.14 plus VAT.

R175,680 PM

excl. VAT & Utilities

price per m²: R72

FEATURES

Gross Monthly Rental Available From	R175,680 Excl. VAT
Lease Period	Negotiable
Building Size (m ²)	2440
Land Size (m ²)	5492
Building Height (m)	6
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	63
Air Conditioning	No

WEB REFERENCE NO.
COM20876

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