



**Sandton, Gauteng**

**Warehousing Facility TO LET**  
Within a Secure Park in the  
Eastgate, Sandton Node



**R40,890 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R87

**WEB REFERENCE NO.**  
**COM18050**

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



Mini corporate warehousing available immediately TO LET. The 470m<sup>2</sup> unit is made up of nearly a 50/50 split between warehouse and office. 257m<sup>2</sup> of warehouse holding 1 roller shutter. 3phase 80amps power. The offices are 213m and hold an attractive, secure entrance. 24-hour boomed security and fantastic truck access. The warehouse is ideal for a medium sized business

The Eastgate Industrial node, is extremely sought after due to its locality. It has quick highway access to the M1 Marlboro as well as the N3 Marlboro as it is situated in between the two. Direct access to Kramerville, Sandton Central and Woodmead as well.

**FEATURES**

Gross Monthly Rental Available From	R40,890 Excl. VAT
Lease Period	Immediately 36 months
Building Size (m <sup>2</sup> )	470
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	No

**CONTACT**  
**CASSANDRA DELACOVIA**

☎ 071 895 8267 / (010) 3006441  
✉ [cassie@3cubeproperty.co.za](mailto:cassie@3cubeproperty.co.za)