

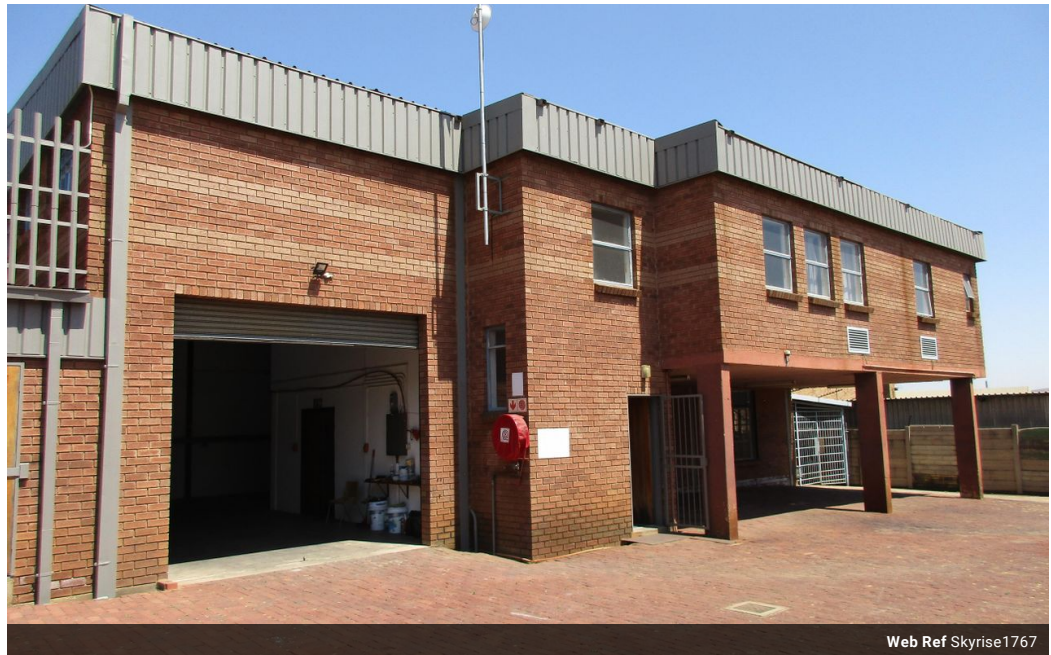


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R2,642,000

 4  0

For Sale 355 sqm Mini Industrial Unit in Secure Development in Silvertondale, Pretoria

The mini-industrial unit forms part of a centrally situated very popular light industrial development consisting of a total of 3 units. This unit is ideal for light industrial uses i.e. manufacturing, distribution and storage.

The office accommodation consists of a large reception/office together with two single offices a strong room, kitchenette and ablution facilities.

The development is fully enclosed and fitted with an automated gate.

The property consist of the following:

- Warehouse/factory and offices
- Ground to eaves height of approx. 6 meters high
- Fluorescent tube lights
- 1 Roller shutter door on grade approx. 4 meters high
- Power - 3 Phase - 80 Amps
- Fitted with a 20 sqm mezzanine storage level
- Enclosed yard
- 4 Covered parking bays & open parking

## Features

| Title            | Sectional  | Exterior             |     | Sizes           |                   |
|------------------|------------|----------------------|-----|-----------------|-------------------|
| Zoning           | Industrial | Covered Parking Bays | 4   | Floor Size      | 355m <sup>2</sup> |
| Interior         |            | Power 3 Phase        | Yes | Land Size       | 355m <sup>2</sup> |
| Air Conditioning | Yes        | Power Amps           | 80  | Building Height | 8m                |

### Extras

Covered Parking Conference Room Mezzanine 24 Hour Access Electric Fencing Electric Gate  
Totally Fenced Power - 3 Phase - 80 Amps

