

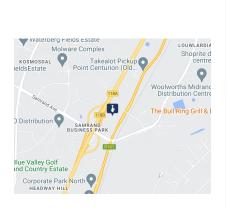


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First Floor Masingita House 41 West Street, Houghton Estate Johannesburg













R1,017,575 pm

Gross Monthly Rental R1,017,575 Excl. VAT





To Let 15,655 sqm Warehouse/Logistics Facility with A-Grade Offices in N1 Business Park, Midrand

Net Rental: 15,655sqm X R 65/sqm = R 1,017,575.00 (Excluding Vat)

This warehouse/logistics facility is located within the N1 Business Park and has direct exposure onto the N1 Ben Schoeman Freeway. N1 Business Park is easily accessible from the N1 Ben Schoeman Freeway with on and off-ramps at Samrand Avenue.

The area is very popular amongst international as well as national tenants and some of the surrounding tenants include Mazda South Africa, Tevo Warehouse, iMvula Healthcare Logistics & Iveco South Africa parts Warehouse to name a few.

This stand-alone facility comprises of double-storey offices facing the freeway with warehousing to the rear. This facility is ideally developed to serve as corporate headquarters with onsite warehousing. Good quality finishes are fitted throughout the office

## Features

**Zoning** Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	15,655m <sup>2</sup>
Power 3 Phase	Yes			Land Size	22,978m <sup>2</sup>
Power Amps	800			<b>Building Height</b>	10m

## Extras

Central A/C & Heating Covered Parking Lobby in Building Conference Room 24 Hour Access Guard House Sprinkler System Backup Generator