

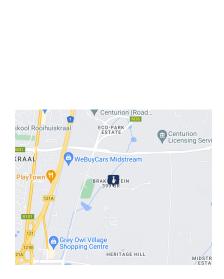


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R2,001,942 pm

Gross Monthly Rental R2,001,942 Excl. VAT





To Let 20,723 sqm New Warehouse/Logistics Facility in Louwlardia Business Park, Louwlardia, Centurio

Gross Rental: 20,723sqm X R 96.60/sqm = R 2,001,942.15 (Excluding Vat)

This new warehouse/logistics facility is located within the Louwlardia Business Park and has direct exposure to the N1 Ben Schoeman Freeway. Louwlardia Business Park is easily accessible from the N1 Ben Schoeman Freeway with on and off-ramps at the Old Johannesburg/Pretoria main road.

The area is very popular amongst international as well as national tenants and some of the surrounding tenants include, We Buy Cars Midstream, Goldwagen Head Office & Distribution Centre, and USN Head Office to name a few.

This stand-alone facility will comprise of three-storey offices facing the freeway with warehousing to the rear once completed.

The areas are as follows: Offices: 1,978 sqm Warehouse: 17,233 sqm Warehouse Mezzanine: 180 sqm

Features

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	20,723m ²
Power 3 Phase	Yes	Open Parking Bays	234	Land Size	39,706m ²
Power Amps	400			Buildina Heiaht	18m

Extras

Balcony Conference Room Mezzanine 24 Hour Access Air Conditioner Guard House 3 Phase Power Fitted Sprinkler System in Warehouse