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R2,001,942 pm

Gross Monthly Rental R2,001,942 Excl. VAT

0 234

To Let 20,723 sqm New Warehouse/Logistics Facility in Louwardia Business Park, Louwardia, 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 Louwardia Business Park and has direct exposure to the N1 Ben Schoeman Freeway. Louwardia 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

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

### Exterior

Security	Yes
Open Parking Bays	234

### Sizes

Floor Size	20,723m <sup>2</sup>
Land Size	39,706m <sup>2</sup>
Building Height	18m

### Extras

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

