



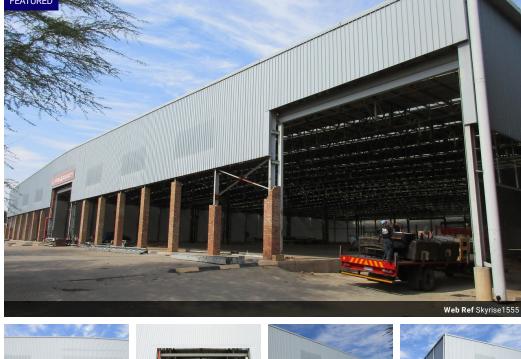


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Contact Head Office

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First Floor Masingita House 41 West Street, Houghton Estate Johannesburg











R575,400 pm

Gross Monthly Rental R575,400 Excl. VAT





To Let / For Sale 13,700 sqm Free-Standing Warehouse and Offices

Rental: 13,700 sqm X R 42/sqm = R 575,400.00 (Excluding Vat)

This free-standing property has direct exposure onto Baviaanspoort Road is a main arterial road leading through East Lynne as well as Stormvoel Road leading from the N1 Highway to Waltloo and Mamelodi. The property is located less than 2 kilometers from the Stormvoel on and off-ramp to the N1 Highway.

This property consists of a large warehouse bordering onto two roads which promotes good truck reticulation and makes it more accessible. The building could therefore have a receiving and despatch areas on different sides of the warehouse.

A three-story office building forms part of this development, the ground floor is open-plan and used to serve as a retail outlet for

Features

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	13,700m ²
Power 3 Phase	Yes			Land Size	18,642m ²
Power Amps	300			Building Height	11m

Extras

Central A/C & Heating Balcony Covered Parking Security Backup Generator

