



**Gerhard Venter**  
076 905 5519  
gerhard@skyriseproperties.co.za

Contact Head Office

011 268 2681

First Floor  
Masingita House  
41 West Street, Houghton Estate  
Johannesburg

**FEATURED**



Web Ref Skyrise1555



R575,400 pm

Gross Monthly Rental R575,400 Excl. VAT

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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 Waitloo 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**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

**Exterior**

Security	Yes
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**Sizes**

Floor Size	13,700m <sup>2</sup>
Land Size	18,642m <sup>2</sup>
Building Height	11m

**Extras**

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

