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**FEATURED**



Web Ref Skyrise1610



R47,345 pm

Gross Monthly Rental R47,345 Excl. VAT

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To Let 557sqm Mini Industrial Unit in Scientia Techno Park, Scientia, Pretoria

Rental: 556.71 sqm x R 85/sqm = R 47,345.00 (Excluding Vat)

The mini industrial unit forms part of a very popular light industrial development known as Scientia Techno Park. This unit is ideal for light industrial uses i.e. manufacturing, distribution and storage. The mini industrial park is easily accessible as it is located within close proximity to the on and off-ramps from the N1 Highway.

The office component comprises of two single and one open plan office together with a kitchenette and staff ablution facilities.

The unit is internally divided into two sections each section fitted with a roller shutter door. Suspended ceilings and a central air-conditioning unit are fitted in one section of the unit thus making it ideal for uses where a dust-free environment is required.

**Features**

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 80

**Exterior**

Security Yes  
Covered Parking Bays 6

**Sizes**

Floor Size 557m<sup>2</sup>  
Land Size 557m<sup>2</sup>  
Building Height 8m

**Extras**

Central A/C & Heating Covered Parking Security

