

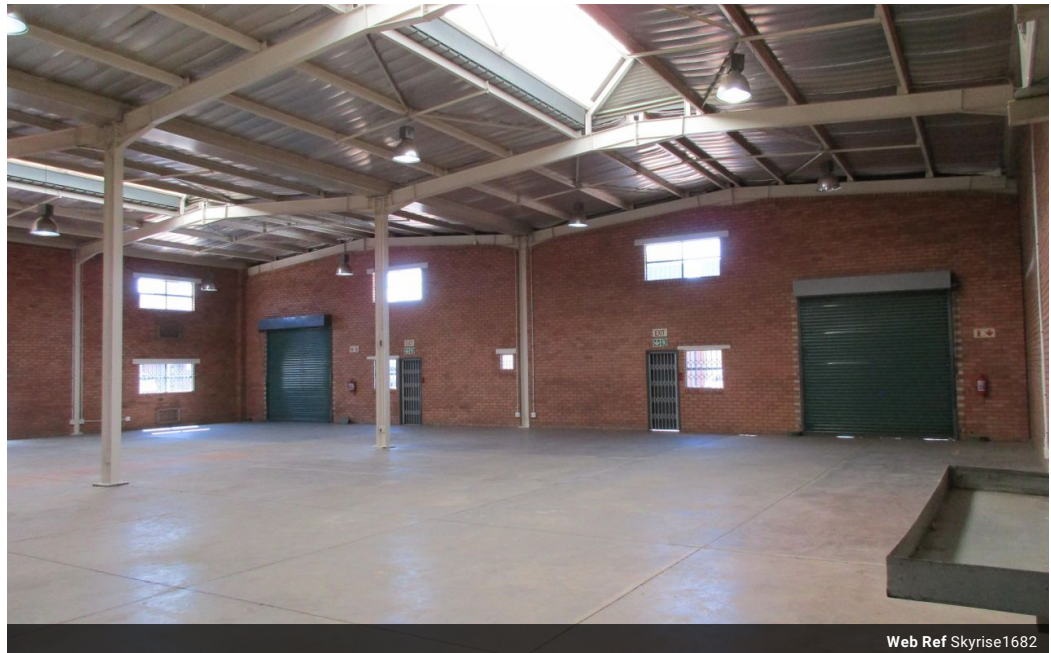


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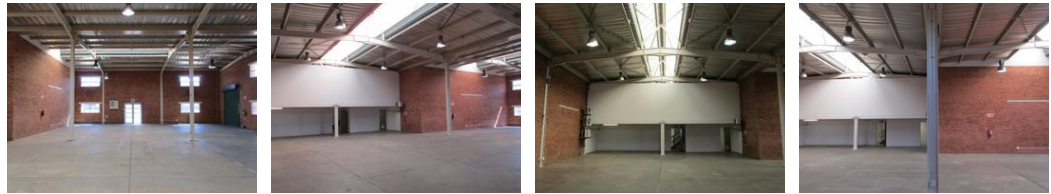
Contact Head Office

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First Floor  
Masingita House  
41 West Street, Houghton Estate  
Johannesburg



Web Ref Skyrise1682



R56,073 pm

Gross Monthly Rental R56,073 Excl. VAT

 3  0

To Let 660sqm Mini Industrial Unit in Scientia Techno Park, Scientia, Pretoria

Rental: 659.60 sqm x R 85/sqm = R 56,073.65 (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 a reception area, five single and one open plan office together with a boardroom, server room, kitchenette and staff ablution facilities.

The development is fully enclosed and 24-hour access-controlled entry is enforced.

The sizes are as follows:  
- Offices: 135.36 sqm  
- Warehouse: 524.33 sqm

The property consists of the following:  
- Factory/warehouse and offices

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

### Exterior

Security	Yes
Covered Parking Bays	3

### Sizes

Floor Size	660m <sup>2</sup>
Land Size	660m <sup>2</sup>
Building Height	8m

### Extras

Covered Parking Security Conference Room 24 Hour Access Air Conditioner Guard House 3 Phase Power - 60 Amps

