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R18,717 pm

Gross Monthly Rental R18,717 Excl. VAT

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To Let 316 sqm Mini Industrial Unit in Secure Development in Silvertondale, Pretoria

Rental: 316 sqm x R 40/sqm = R 12,640.00 (Excluding Vat)

The mini-industrial unit forms part of a centrally situated very popular light industrial development consisting of a total of 14 units. This unit is ideal for light industrial uses i.e. manufacturing, distribution and storage.

The office accommodation consists of a large open plan reception/office on the ground floor with a large open plan office on the first floor together with a kitchenette and ablution facilities.

The development is fully enclosed and 24-hour access-controlled entry is enforced from the main gate.

The approximate sizes are as follows:  
Office & Ablutions: 120sqm  
Warehouse/Factory: 196sqm

The property consist of the following:  
- Warehouse/factory and offices  
- Ground to eaves height of approx. 5,5 meters high

## Features

**Zoning** Industrial

|                 |     |                 |     |
|-----------------|-----|-----------------|-----|
| <b>Interior</b> |     | <b>Exterior</b> |     |
| Power 3 Phase   | Yes | Security        | Yes |

|                 |                   |
|-----------------|-------------------|
| <b>Sizes</b>    |                   |
| Floor Size      | 316m <sup>2</sup> |
| Land Size       | 316m <sup>2</sup> |
| Building Height | 7m                |

**Extras**  
Security Security 24 Hour Access Guard House Guard Totally Fenced

