

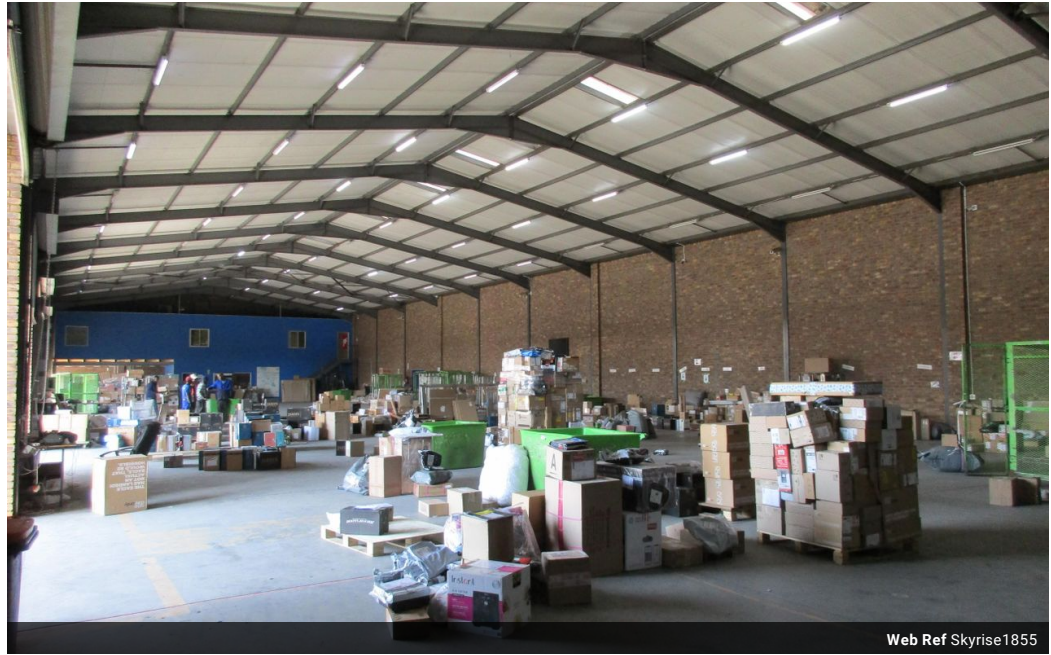


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R129,350 pm

Gross Monthly Rental R129,350 Excl. VAT

 0  0

To Let 1,990 sqm Stand-Alone Distribution Warehouse & Offices in Waltloo, Pretoria

Rental: 1,990 sqm x R 65/sqm = R 129,350.00 (Excluding Vat)

This is a stand-alone industrial property comprising of warehousing and offices.

The immediate surrounding area comprises of a combination of well-maintained single warehouse developments as well as mini-industrial developments.

The property is ideal for light industrial uses i.e. manufacturing, distribution and storage.

The office component comprises of a reception area together with a combination of single and open plan offices and a board room.

The development is fully enclosed and fitted with an automated gate.

The approximate sizes are as follows:

Offices: 228 sqm  
Warehouse: 1,762 sqm

## Features

**Zoning** Industrial

### Interior

Air Conditioning Yes  
Power 3 Phase Yes

### Exterior

Security Yes

### Sizes

Floor Size 1,990m<sup>2</sup>  
Land Size 4,150m<sup>2</sup>  
Building Height 8m

### Extras

Balcony Covered Parking Conference Room 24 Hour Access Totally Fenced 3 Phase Power

