



<b>Floor Size</b>	4880m <sup>2</sup>
<b>Zoning</b>	Industrial
<b>Building Grade</b>	B
<b>Truck Access</b>	Superlink
<b>Open Parking Bays</b>	8
<b>Power 3 Phase</b>	Yes
<b>Available From</b>	Immediately
<b>Lease Period</b>	36 months
<b>Annual Escalation</b>	7%
<b>Deposit</b>	R250000

**R253,000pm** R52 per m<sup>2</sup>

## huge warehouse/factory ideal for manufacturing

The unit is close to the N3 in a secure property. Unit includes showrooms, offices and plenty storage space. Access to superlinks is on the road, with large trucks being received inside the property. There is about 600 amps (possibly more) of 3 phase power available.

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