



<b>Floor Size</b>	494m <sup>2</sup>
<b>Zoning</b>	Industrial
<b>Building Grade</b>	B
<b>Truck Access</b>	Small Trucks
<b>Open Parking Bays</b>	4
<b>Power 3 Phase</b>	Yes
<b>Available From</b>	Immediately
<b>Lease Period</b>	36 months
<b>Annual Escalation</b>	8%

**R32,000pm** R65 per m<sup>2</sup>

### Ground floor unit to suit small manufacturer with ample power

The unit is situated on the ground floor of a secure complex with a good sized yard. Very close to the N3 corridor with good access. Good yard area can accommodate 8 ton trucks. Unit consists of 60m<sup>2</sup> office area, 12m<sup>2</sup> mezzanine and 420m<sup>2</sup> warehouse. The unit is in great condition.

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