

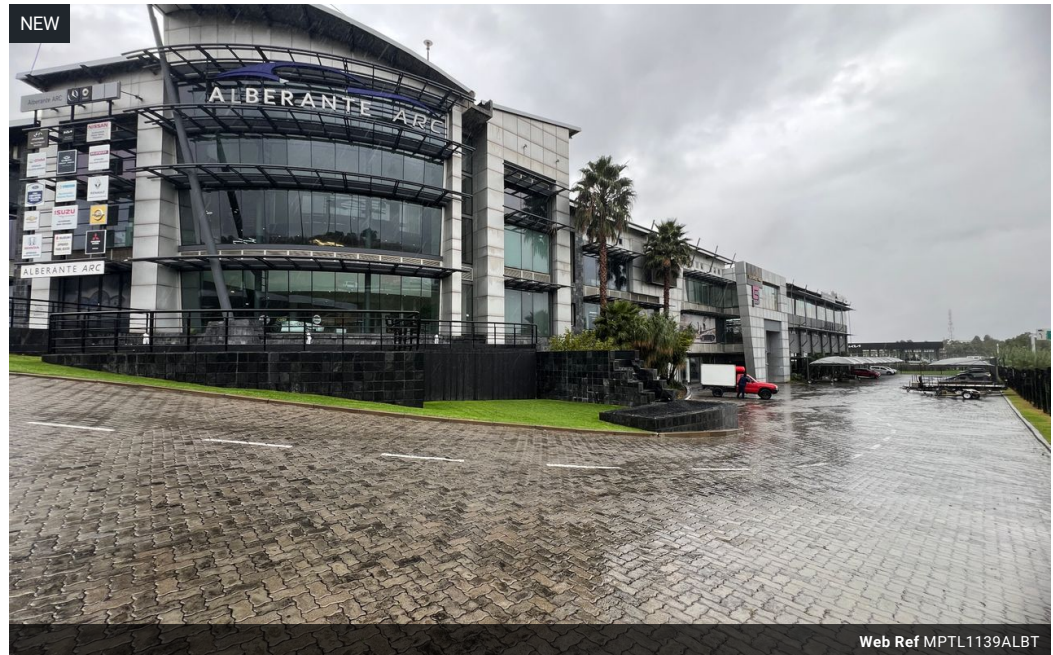
**Mitchell Pereira**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 118 481 0)  
 0812348999

[mitchell@newpointproperty.co.za](mailto:mitchell@newpointproperty.co.za)

Contact Head Office

010 0354431

Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref MPTL1139ALBT



R170,850 pm

**Gross Monthly Rental** R170,850 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

15 10

Neat commercial property with Highway exposure to let in Alberton.

This well sized commercial property is available to let in Alberton, situated at the Alberton off-ramp you have great visibility onto the highway as well as main road. The property is a modern commercial building with a number of tenants and offers 1 139m<sup>2</sup> under roof and ample parking. The unit is highway facing offering views onto the main roads and highways.

This unit is very versatile in the fact that there is a number of showrooms / workshop areas for product displays and access for vehicles to be able to enter the units. There are a number of neat offices throughout and ample staff amenities. The property has a neat kitchen, bathrooms and entertainment spaces for staff and guests, including a large balcony overlooking the Alberton CBD.

## Features

**Zoning** Commercial

### Interior

Power 3 Phase Yes  
 Power Amps 60

### Exterior

Security Yes  
 Covered Parking Bays 15  
 Open Parking Bays 10

### Sizes

Floor Size 1,139m<sup>2</sup>  
 Land Size 1,139m<sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Above Road Air Conditioner Air Conditioning Unit Alarm System

