



**Robin Mulligan**

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

## Make an Offer

Market value  
**R60,000,000**

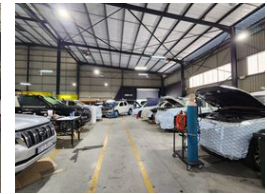
Offers from  
**R58,000,000**

Offers for this listing must be made in R20,000 increments

3,904m<sup>2</sup> Warehouse For Sale in Gosforth Park



Web Ref CL12417



**R60,000,000**

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An exceptional combined property is available for sale in the secure, access-controlled Gosforth Par

An exceptional combined property is available for sale in the secure, access-controlled Gosforth Park Industrial Estate. The 2,904m<sup>2</sup> warehouse is newly let on a 10-year lease, offering a reliable income stream for investors. This well-maintained facility includes approximately 2,100m<sup>2</sup> of warehouse space with excellent height, natural lighting, and multiple large roller shutter doors for efficient truck access and operational flow. The warehouse is equipped with 250 amps of three-phase power (upgradeable) and sits on its own stand, ensuring smooth logistics for large truck movements. The A-grade office component spans approximately 700m<sup>2</sup> over two levels, featuring a welcoming reception, private offices, boardrooms, and a mezzanine overlooking the warehouse.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	650

### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	100

### Sizes

Floor Size	3,904m <sup>2</sup>
Land Size	14,400m <sup>2</sup>
Building Height	10m

