



**Jarred Purchase**

Candidate Property Practitioner  
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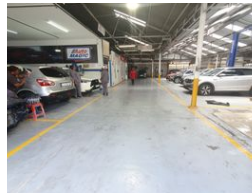
010 0354431

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



SOLE MANDATE

Web Ref CL11030



R6,990,000

7 60

1 750m<sup>2</sup> Neat freestanding warehouse in New Centre, Johannesburg

**\*\*Sole Mandate\*\*** - In the heart of New Centre, a meticulously maintained freestanding warehouse spanning 1750m<sup>2</sup> is available for consideration. Situated on a spacious 2745m<sup>2</sup> stand across three ERFs, the property includes an additional 670m<sup>2</sup> yard space or potential for another building. The warehouse features two on-grade roller shutter doors for seamless access, a generously proportioned open-plan layout with impressive eaves height, abundant natural lighting, and a robust 250 amps three-phase power supply. Neat staff ablution facilities, toilets, and a kitchen enhance the functionality of the space, catering to diverse operational needs. Although currently utilized as a panel beater facility, its versatility makes it suitable for various business ventures.

## Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

**Exterior**

Covered Parking Bays	7
Open Parking Bays	60

**Sizes**

Floor Size	1,750m <sup>2</sup>
Land Size	2,745m <sup>2</sup>
Building Height	7m

