



Marcel Carneiro
 Candidate Property Practitioner
 Registered with PPRA
 (FFC 120 075 3)
 0846932233
marcel@newpointproperty.co.za

Contact Head Office
 010 0354431

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

NEW



Web Ref MC460FSS



R3,150,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



460sqm Industrial warehouse in a secure business park for sale in Spartan

Situated within the highly sought-after industrial hub of Spartan, this meticulously maintained 460 sqm industrial warehouse, nestled within a secure park, is now available for sale. Boasting an impressive eaves height and abundant natural lighting, the warehouse creates an optimal workspace environment. Effortless entry to the warehouse is facilitated by a sizable front-facing roller shutter door, and the property is supplied with a 60-amp three-phase power to accommodate diverse operational requirements.

The office segment of the property features an open and inviting reception area with open plan offices. This professional space is complemented by male and female ablution facilities and a convenient kitchenette. Adequate parking space is thoughtfully

Features

Zoning Industrial

Interior

Floor Loading Cap.	1 Tn/m ²
Power 3 Phase	Yes
Power Amps	60

Exterior

Security	Yes
Covered Parking Bays	2
Open Parking Bays	2

Sizes

Floor Size	460m ²
Land Size	460m ²
Building Height	8m

Extras

24 Hour Access Security Estate

