



Mitchell Pereira
 Candidate Property Practitioner
 Registered with PPRA
 (FFC 118 481 0)
 0812348999
mitchell@newpointproperty.co.za

Contact Head Office
 010 0354431

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



Web Ref MP10542FSKLIP



R90,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



AAA Grade, 2000kva, ASIB compliant sprinkler system, 26 000m² ERF and over 10 000m² Under roof!

This Large Factory has come onto the market in Kliprivier Business park. Situated just outside the gates of The Heineken Factory there is a secure industrial estate, and on the corner is a large 10 542m² factory.

GLA: 10 542m²
 ERF : 26 000m²
 Power: 2000kva
 Sprinkler density: 10mm
 Superlink access

The property has a Large 3 phase supply of 2000kva Eskom fed. The property is situated on a large corner stand measuring approx 26 000m², with 9m to the eaves on the lower portion. There are multiple on grade roller shutter doors allowing Superlink access and well as a large canopy at the front of the property with sprinkler coverage. The property has a full ASIB compliant sprinkler system with a 10mm p/m density. This is a very capable facility allowing multi use purpose.

Features

Building Name	Merensky				
Zoning	Industrial				
Interior		Exterior		Sizes	
Floor Loading Cap.	9 Tn/m ²	Security	Yes	Floor Size	10,542m ²
Power 3 Phase	Yes	Open Parking Bays	40	Land Size	26,000m ²
Power Amps	2800			Building Height	12m

Extras

24 Hour Access 24 Hour Response Above Road Air Conditioner Alarm System Basin Burglar Bars Carport Change Rooms Electric Fencing Electric Gate Factory Warehouse Guard Guard House Near Mini Bus Service Office Perimeter Wall West Safe Galvanised Steel Roofing A_Frame Style Outside Toilets Common Toilet Freestanding Indoor Beams Sprinkler System Storage Toilet Workshop Workshop Garage

