



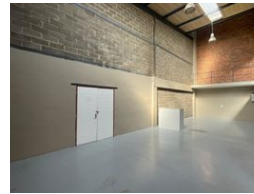
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 1609



Web Ref WB205CBFS



R1,640,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

0 3

## 205m<sup>2</sup> Industrial Unit Available For Sale in Commercia, Midrand

This 205m<sup>2</sup> industrial unit in Commercia, Midrand, offers a versatile workspace suited for a variety of business operations. The unit features a well-designed layout that includes a reception area, office space for administrative functions, and a spacious warehouse for storage or light manufacturing. A large roller shutter door provides easy access to the warehouse, facilitating seamless loading and offloading. The property also includes ablution facilities, ensuring convenience for staff. With 110m<sup>2</sup> of dedicated yard space, there is ample room for outdoor storage or maneuvering vehicles, enhancing operational efficiency.

Situated in the well-connected area of Commercia, this unit offers excellent accessibility to major routes, including the N1 highway,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 63

### Exterior

Security Yes  
 Open Parking Bays 3

### Sizes

Floor Size 205m<sup>2</sup>  
 Land Size 8,000m<sup>2</sup>

### Extras

Guard House Guard Boomed Area Balcony

