



**Martin Montgomery**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 121 152 3)  
 0818542055

[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

Contact Head Office

010 0354431

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

## Make an Offer

Market value  
**R2,550,000**

Offers from  
**R2,400,000**

Offers for this listing must be made in R5,000 increments



Web Ref CL12584



**R2,550,000**

Monthly Levy R1,300 Excl. VAT

Monthly Rates R1,234 Excl. VAT

4 0

### 307m<sup>2</sup> Mini Industrial Unit in Secure Northlands Business Park

This well-maintained 307m<sup>2</sup> mini industrial unit is available for lease in the highly sought-after Northlands Business Park. Designed for efficiency, the space features 80 amps of three-phase power, a high on-grade roller shutter door for seamless loading and offloading, and good internal height to optimize storage capacity. The neat level flooring ensures a smooth workflow, making it an ideal choice for various industrial and light manufacturing operations.

Located in a secure, access-controlled business park, this unit offers a functional and safe workspace in a prime industrial hub. With its strategic positioning and well-designed layout, it's perfect for businesses seeking reliability, security, and convenience.

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
 Power Amps 80

**Exterior**

Security Yes  
 Covered Parking Bays 4

**Sizes**

Floor Size 307m<sup>2</sup>  
 Land Size 307m<sup>2</sup>  
 Building Height 8m

