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

NEW



SOLE MANDATE

Web Ref MPTL1800ALBN



R75,000 pm

Gross Monthly Rental R75,000 Excl. VAT  
 Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

0 5

1800m<sup>2</sup> industrial facility to let in Alberton North.

This property is exclusively available through Newpoint Property Group. This well sized property measures approx 1800m<sup>2</sup> on a 2350m<sup>2</sup> stand. With three structures, two of which are open for large vehicle access and the last an enclosed unit with 150amp three phase power supply. There is ample height to the eaves and lots of natural lighting. The property has good usable concrete yard in the front of the property and two entrance gates allowing for Superlink access.

There is a single office building at the front near the gates, some customer parking and additional usable yard across the road for truck parking and staging. Alberton North is a well located industrial hub with ease of access to the N3 highways and other major routes.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 125

### Exterior

Security Yes  
 Open Parking Bays 5

### Sizes

Floor Size 1,800m<sup>2</sup>  
 Land Size 2,350m<sup>2</sup>  
 Building Height 9m

### Extras

24 Hour Access 24 Hour Response Above Road Alarm System Factory Warehouse Guard House Near Mini Bus Service Perimeter Wall East Safe Freestanding Storeroom Storage Workshop

