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Web Ref CL11943



R30,000 pm

Gross Monthly Rental R30,000 Excl. VAT

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## 715m<sup>2</sup> Factory with Yard in Anderbolt – Ideal for Industrial Use

This 715m<sup>2</sup> factory, situated in a secure industrial park in the sought-after Anderbolt area, is now available To Let. Designed for functionality, the property features impressive eave height, abundant natural light, and a large on-grade roller shutter door, ensuring efficient operations. With a robust 150-amp three-phase power supply, this factory is perfectly suited for a variety of industrial applications.

The unit offers a well-equipped workspace, including a spacious reception area, multiple offices, a boardroom, a storeroom, a kitchenette, and separate ablution facilities for office and factory staff. Conveniently located just off Top Road, the park provides easy access to the N12 and N17 highways, making it a strategic choice for businesses requiring excellent connectivity. Don't miss

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

### Exterior

Security	Yes
Open Parking Bays	6

### Sizes

Floor Size	715m <sup>2</sup>
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