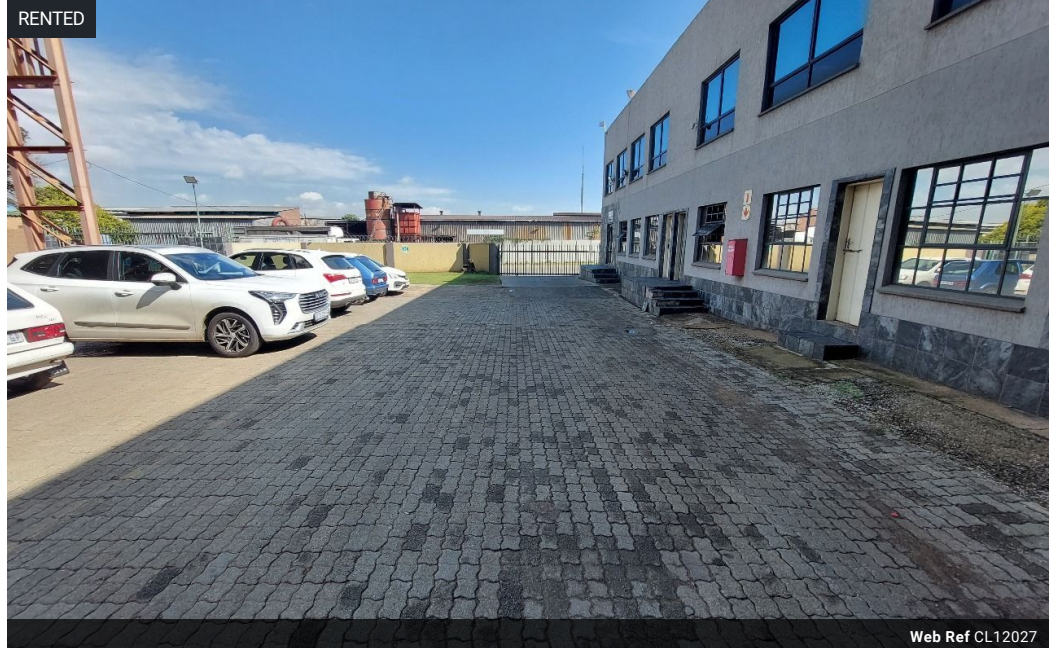




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R85,000 pm

Gross Monthly Rental R85,000 Excl. VAT

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### Neat 2,000m<sup>2</sup> Factory with Overhead Cranes in Anderbolt

This well-maintained 2,000m<sup>2</sup> factory in the sought-after Anderbolt area is now available for lease. Featuring excellent height to the eaves and abundant natural lighting, the warehouse is perfectly designed for efficient operations. It comes equipped with 400 amps of three-phase power, three overhead cranes (2x5-ton and 1x10-ton), and a large roller shutter door, ensuring smooth workflow and easy access to the factory floor.

The property also includes a spacious reception area, open-plan office, boardroom, kitchenette, and store room, catering to your administrative needs. Ample parking and modern ablution facilities are provided for staff and visitors. Conveniently located just off Atlas Road, the factory offers excellent connectivity to the N12 and N17 highways. Don't miss this prime industrial opportunity—

### Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

**Exterior**

Open Parking Bays 10

**Sizes**

Floor Size 2,000m<sup>2</sup>

