



Marcel Carneiro

Candidate Property Practitioner
Registered with PPRA
(FFC 120 075 3)

0846932233

marcel@newpointproperty.co.za

Contact Head Office

010 0354431

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



Web Ref CL12553



R26,000 pm

Gross Monthly Rental R26,000 Excl. VAT

0 2

400m² Industrial Warehouse To Let in Prime Sebenza Location

This well-positioned 400m² industrial warehouse in the sought-after Sebenza area is now available for lease. Boasting excellent height to the eaves and abundant natural light, the space offers a productive working environment. A large roller shutter door at the front ensures smooth access for loading and distribution, making it ideal for a range of industrial operations.

The office component spans two floors and includes two private offices, a kitchenette, and separate male and female restrooms. The unit is powered by 60 amps of three-phase electricity, catering to various operational needs. Conveniently located near O.R. Tambo International Airport and major highways such as the N3, R21, and R24, this property offers excellent connectivity.

Features

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m²
Power 3 Phase Yes
Power Amps 60

Exterior

Open Parking Bays 2

Sizes

Floor Size 400m²
Land Size 400m²
Building Height 6m

