# NEWPOINT — PROPERTY GROUP



#### William Christie

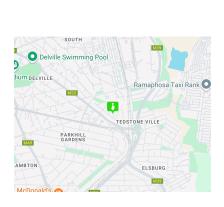
Candidate Property Practitioner Registered with PPRA (FFC 121 152 2) 0740552244

william@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R28,000 pm

Gross Monthly Rental R28,000 Excl. VAT





## Functional Workshop with 3-Phase Power in Delville – Ideal for Engineering or Fabrication

This neat and well-maintained industrial unit in the heart of Delville, Germiston, is now available to let. Perfectly suited for engineering, fabrication, or light manufacturing businesses, the property offers 100 amps of three-phase power and a large roller door at the front for easy access and vehicle entry. The layout includes two well-sized offices for admin use and covered parking bays for added convenience.

A mezzanine-level change room for staff ensures the main floor remains fully optimized for workshop activity. Positioned in a sought-after industrial zone with excellent accessibility, this space offers functionality, flexibility, and convenience for businesses

### **Features**

Zoning Industrial

Interior

Floor Loading Cap. 10 Tn/m²
Power 3 Phase Yes
Power Amps 100

Sizes

Floor Size Land Size Building Height 705m² 705m² 7m