



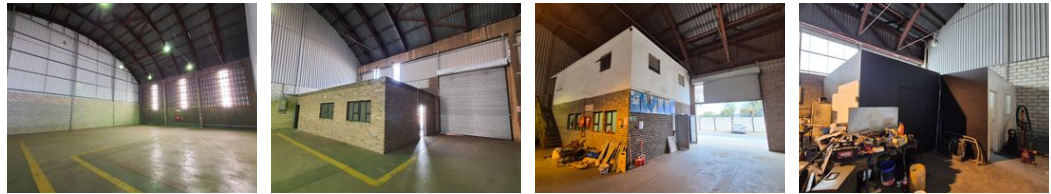
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 1609



Web Ref RM490TLHP



R24,000 pm

Gross Monthly Rental R24,000 Excl. VAT

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## 490m<sup>2</sup> Neat and secure Industrial Warehouse in Germiston

This 490m<sup>2</sup> industrial warehouse for lease offers an excellent opportunity with its prime central location, ensuring easy access to the highway, public transport, and nearby shopping facilities. Situated in an access-controlled industrial park with 24-hour security and off-site monitoring, tenants can rest assured of a secure environment. The park is designed for efficient truck access and movement, featuring a large roller shutter door for smooth dispatch and receiving operations. Inside, the warehouse boasts ample height and natural light, creating an optimal working environment. The facility is supported by a reliable 3-phase power supply and includes practical amenities such as a change room, canteen area, and ablution facilities with a shower conveniently located off the warehouse floor.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	6

### Sizes

Floor Size	490m <sup>2</sup>
Land Size	590m <sup>2</sup>
Building Height	10m

