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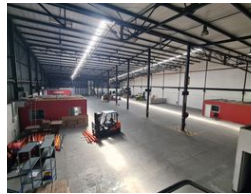
Contact Head Office

010 0354431

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



Web Ref CL10926



R141,400 pm

Gross Monthly Rental R141,400 Excl. VAT

6 20

## 2 020m<sup>2</sup> Secure Industrial Warehouse with Highway Exposure in Tunney, Germiston

This immaculate 2020 m<sup>2</sup> warehouse in a highly protected industrial park in Tunney is offered for lease. With close proximity to the on-ramp and off-ramp, the apartment provides simple access and excellent visibility along the N12 freeway. The warehouse has four on-grade roller shutter doors that provide excellent truck accessibility, and it is outfitted with a dependable 3-phase power supply. The park has plenty of parking for employees and guests, and it is further protected with sophisticated entry control systems and round-the-clock security.

The warehouse, which has two modest office components with amenities including a boardroom, reception area, kitchen, and ablutions, is ideally positioned to face the eaves. The offices face out onto the warehouse floor and have air conditioning. There is

## Features

**Zoning** Industrial

### Interior

Air Conditioning Yes  
 Power 3 Phase Yes

### Exterior

Security Yes  
 Covered Parking Bays 6  
 Open Parking Bays 20

### Sizes

Floor Size 2,020m<sup>2</sup>  
 Land Size 20,000m<sup>2</sup>  
 Building Height 9m

