



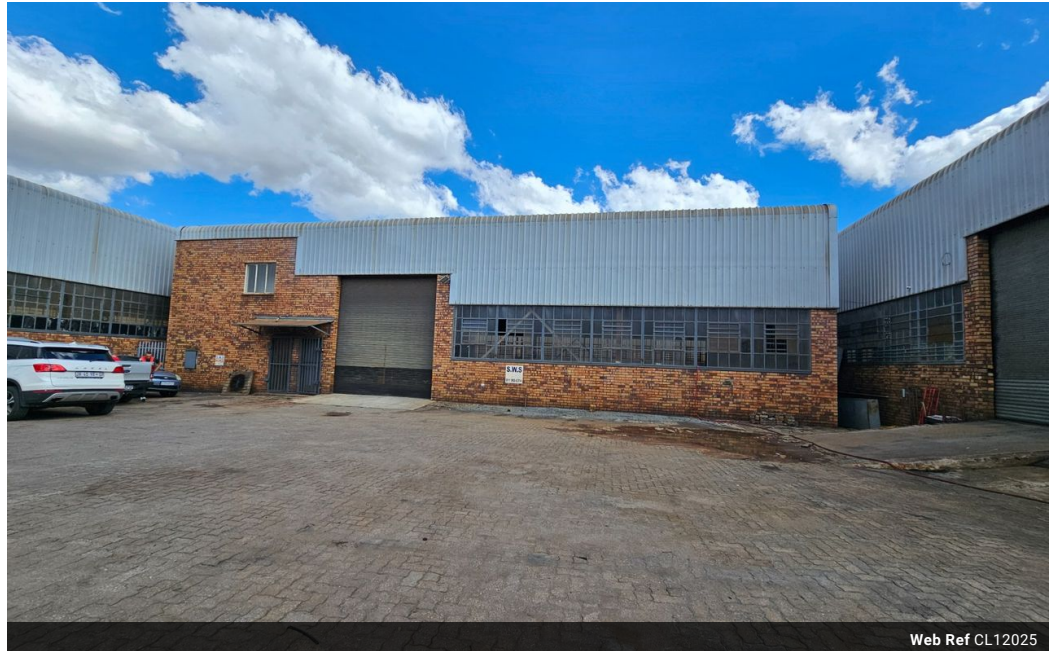
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 1609



Web Ref CL12025



R23,000 pm

Gross Monthly Rental R23,000 Excl. VAT

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### 500m<sup>2</sup> Factory for Lease in Prime Wadeville Location

This 500m<sup>2</sup> factory in Wadeville's sought-after industrial zone is now available for lease. Conveniently located near major highway networks, the property offers seamless accessibility, making it a strategic choice for logistics and industrial operations.

Designed to cater to engineering and fabrication businesses, the unit features a large roller door for effortless access, ample height to the eaves, and a secure location within a well-maintained industrial park. The facility includes 80 amps of three-phase power (upgradable on request), a spacious open-plan office, and well-appointed ablution facilities for both administrative and workshop staff. With secure parking at the front, this property provides a functional and safe environment for your business needs.

### Features

**Zoning** Industrial

**Interior**

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 80

**Sizes**

Floor Size 500m<sup>2</sup>  
 Land Size 500m<sup>2</sup>  
 Building Height 8m

