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Web Ref CL10785



R36,720 pm

Gross Monthly Rental R36,720 Excl. VAT

0 20

## 816m<sup>2</sup> Warehouse with main road exposure in Denver, Johannesburg

Strategically positioned in Denver, Johannesburg, this 816m<sup>2</sup> warehouse currently available for lease offers exceptional visibility with main road exposure. Nestled within an access-controlled industrial park with round-the-clock security measures, the property guarantees a safe and secure operating environment. With easy access from the M2 Highway, the warehouse facilitates smooth truck access and flow, featuring three roller shutter doors for efficient logistics and ample natural light. Enhancing its operational capabilities is a robust 100 amp 3-phase power supply.

The office component of the property is meticulously designed to accommodate various functions, boasting a welcoming reception area with a sales counter to create a positive initial impression. Spanning two levels, the office space is equipped with

## Features

**Zoning** Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	816m <sup>2</sup>
Power Amps	100	Open Parking Bays	20	Building Height	7m

