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SOLE MANDATE

Web Ref CL12639



R80,500 pm

Gross Monthly Rental R80,500 Excl. VAT

15 10

## High-Power 2,310m<sup>2</sup> Freestanding Factory for Rent in Ophirton

Unlock the potential of this meticulously maintained 2,310m<sup>2</sup> freestanding factory, designed for seamless industrial operations. With 850 amps of power and dual-level road access, this multi-level facility ensures efficient logistics and workflow. The factory boasts impressive height, ample natural light, and essential amenities, including male and female ablutions and a kitchenette for staff convenience.

A well-appointed office component enhances the space, featuring a reception, open-plan and private offices, a boardroom with factory floor views, and separate staff restrooms. Secure undercover parking adds further convenience. Ideal for manufacturing businesses, this versatile and strategically located property offers the perfect balance of space, functionality, and accessibility.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	850

### Exterior

Covered Parking Bays	15
Open Parking Bays	10

### Sizes

Floor Size	2,310m <sup>2</sup>
Land Size	501m <sup>2</sup>
Building Height	9m

