



Jarred Purchase

Candidate Property Practitioner
Registered with PPRA
(FFC 118 480 9)

0763465458

jarred@newpointproperty.co.za

Contact Head Office

010 0354431

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

NEW



Web Ref CL12691



R129,555 pm

Gross Monthly Rental R129,555 Excl. VAT

5 10

Immaculate 2361m² warehouse To Let in the sought after Modulus Park in Ormonde.

This well-maintained 2,361m² industrial warehouse, located in the sought-after Modulus Business Park in Ormonde, is now available for rent. The warehouse offers easy access through a large on-grade roller shutter door, leading to a bright, open-plan space with 7.5-meter eaves height and plenty of natural light. It's powered by a 250 amps three-phase supply, making it perfect for various industrial operations. The property also features a functional office area with a reception, multiple offices, and an open-plan section overlooking the warehouse. The upper office level can be converted into a mezzanine for additional storage.

Additional amenities include neat male and female toilets, kitchen facilities, and a spacious paved yard for truck access and

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

Exterior

Security	Yes
Covered Parking Bays	5
Open Parking Bays	10

Sizes

Floor Size	2,361m ²
Land Size	15,000m ²
Building Height	8m

