



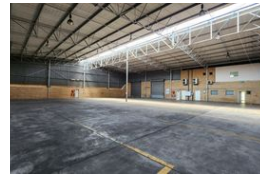
Marcel Carneiro
 Candidate Property Practitioner
 Registered with PPRA
 (FFC 120 075 3)
 0846932233
marcel@newpointproperty.co.za

Contact Head Office
 010 0354431

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



Web Ref CL12308



R104,975 pm

Gross Monthly Rental R104,975 Excl. VAT

6 10

A-Grade Industrial Warehouse to Let

This exceptional 1,235m² A-grade industrial warehouse is available to let in the highly sought-after Aeroport area of Spartan. Featuring an impressive height to the eaves and abundant natural light, the warehouse offers a spacious and efficient work environment. With two large roller shutter doors—one on grade and one with a dock level—receiving and dispatch are made seamless. The property is powered by 125 amps of three-phase electricity, catering to a variety of industrial needs.

The double-volume office component includes a welcoming reception area, open-plan offices, a boardroom, and individual offices, complemented by male and female ablution facilities and a kitchen. Ample parking is available for both staff and visitors. Located

Features

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m²
 Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 125

Exterior

Covered Parking Bays 6
 Open Parking Bays 10

Sizes

Floor Size 1,235m²
 Land Size 2,970m²
 Building Height 8m

