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R240,670 pm

Gross Monthly Rental R240,670 Excl. VAT

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## Premium 2,935m<sup>2</sup> Industrial Warehouse for Lease in Spartan, Kempton Park

Position your business for success with this A-grade 2,935m<sup>2</sup> industrial warehouse available to let in the sought-after Spartan, Kempton Park. Designed for efficiency, the warehouse boasts excellent height to the eaves, epoxy-coated floors, and ample natural light. A large roller shutter door ensures seamless receiving and dispatch operations, while a powerful 630kVA three-phase electrical supply—supported by a 100kVA backup generator—guarantees uninterrupted productivity. The warehouse also features male and female ablutions and a dedicated canteen area for staff convenience.

The double-volume office component provides a professional workspace, including a welcoming reception, individual offices,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 630

### Exterior

Security Yes  
 Covered Parking Bays 20  
 Open Parking Bays 10

### Sizes

Floor Size 2,935m<sup>2</sup>  
 Land Size 2,935m<sup>2</sup>  
 Building Height 10m

### Extras

Air Conditioner 24 Hour Access Electric Fencing

