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# R75,000 pm

Gross Monthly Rental R75,000 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT



## Prime 1,100m<sup>2</sup> Freestanding Industrial Warehouse in Spartan

This neat and well-maintained 1,100m<sup>2</sup> freestanding warehouse is available to let in the highly sought-after Spartan industrial node. Featuring excellent height to the eaves and abundant natural light, the warehouse is designed for efficient operations. Dual large roller shutter doors allow for seamless receiving and dispatch, while 160 amps of three-phase power, a backup generator, and an air compressor with hardline ensure uninterrupted productivity.

The modern office component includes a welcoming reception area, open-plan workspaces, private offices, a boardroom, and staff amenities. Ample on-site parking accommodates both staff and visitors. Conveniently located with easy access to O.R. Tambo

#### Features

Zoning Industrial

#### Interior

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

Yes

Yes

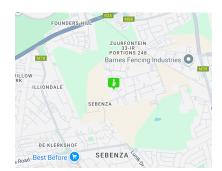
160

## Exterior

Covered Parking Bays8Open Parking Bays4

**Sizes** Floor Size Land Size Building Height

1,100m² 1,992m² 7m



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