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# R17,640 pm

Gross Monthly Rental R17,640 Excl. VAT



### Smart, Secure & Versatile - Industrial Unit in Barbeque Downs

This neat 147m<sup>2</sup> industrial unit in the popular Barbeque Downs node of Midrand offers a practical and efficient space for a variety of business needs. A professional reception area welcomes clients and guests, while the convenient mezzanine level provides additional storage or office space. The warehouse, fitted with a roller shutter door, allows for seamless loading and unloading, making it ideal for light manufacturing, distribution, or storage.

Located in a secure, access-controlled industrial park, the unit also includes a private bathroom and benefits from 24-hour security. Positioned with quick access to the N1 and M1 highways, this unit combines convenience, functionality, and safety—perfect for

Yes

1

#### Features

Zoning Industrial

#### Interior

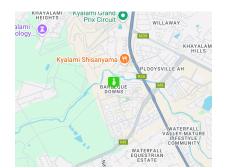
Floor Loading Cap.1 Tn/m²Power Amps63

Exterior Security Covered Parking Bays Open Parking Bays Sizes Floor Size Land Size

147m² 8,000m²

Extras

24 Hour Response Balcony Guard Guard House Boomed Area



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