



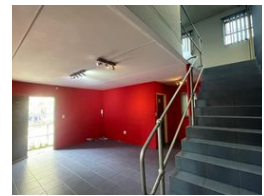
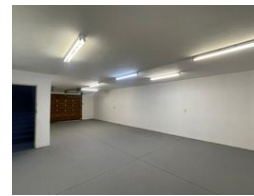
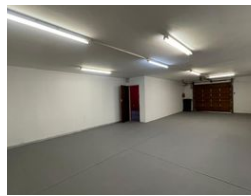
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 1609



Web Ref CL12171



**R28,310 pm**

**Gross Monthly Rental** R28,310 Excl. VAT

**Monthly Levy** R4,219.9 Excl. VAT

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### 298m<sup>2</sup> Industrial Unit in Secure Halfway House, Midrand

This 298m<sup>2</sup> industrial unit in Halfway House, Midrand, offers a compact yet highly functional space for small to medium-sized businesses. Featuring a well-designed warehouse with dedicated office space, it provides the perfect balance between operational efficiency and administrative convenience. Additional storage space enhances flexibility, while modern ablution facilities ensure a comfortable working environment.

Situated in a secure industrial park with 24-hour security, this unit offers peace of mind for businesses looking to protect their assets. Its prime location provides easy access to major transport routes, including the N1 highway, ensuring seamless connectivity to key industrial and commercial hubs. Don't miss out on this practical and secure space—contact us today to arrange

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 63

#### Exterior

Security Yes  
 Open Parking Bays 4

#### Sizes

Floor Size 298m<sup>2</sup>  
 Land Size 298m<sup>2</sup>

#### Extras

24 Hour Response Air Conditioner Air Conditioning Unit Boomed Area Guard Guard House

