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# R95,112 pm

Gross Monthly Rental R95,112 Excl. VAT

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### Prime 1,321m<sup>2</sup> Industrial Warehouse with Offices in Halfway House, Midrand

This versatile 1,321m<sup>2</sup> industrial property in Halfway House, Midrand, is designed for efficiency, offering a well-balanced mix of warehouse and office space. The warehouse features three large roller shutter doors for seamless loading and unloading, along with ample height and three-phase power—making it ideal for manufacturing, storage, and distribution operations. The office component provides a professional and functional space for administrative tasks, meetings, and staff operations, ensuring a productive work environment.

Located within a secure industrial precinct, this property offers strong security measures to safeguard assets and operations. Its prime location in Halfway House ensures excellent access to major transport routes, including the N1 highway, making it an ideal

Yes

12

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### Features

#### Zoning Industrial

### Interior

Floor Loading Cap. Air Conditioning Power 3 Phase Power Amps **Exterior** Security Covered Parking Bays Open Parking Bays

Sizes Floor Size Land Size

1,321m<sup>2</sup> 1,321m<sup>2</sup>

Extras

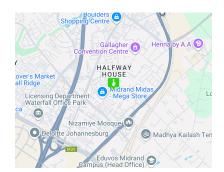
 $\ensuremath{\text{24}}$  Hour Access Air Conditioner Air Conditioning Unit Boomed Area Balcony Guard Guard House

1 Tn/m<sup>2</sup>

Yes

Yes

100



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