



**Nathan Broodryk**  
 0844223210  
 nathan@newpointproperty.co.za

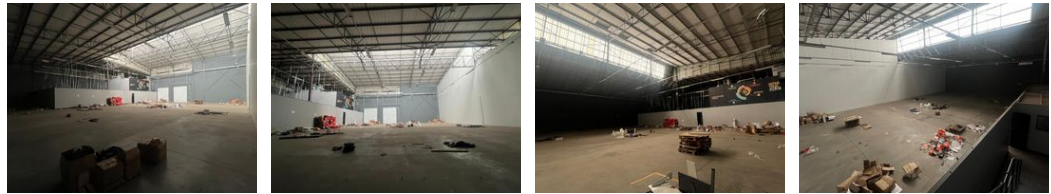
Contact Head Office

010 0354431

Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref NB1197OLDMINT



R116,707 pm

Gross Monthly Rental R116,707 Excl. VAT

0 5

1 192sqm warehouse available

Discover a prime 1,192 sqm warehouse located in a secure business park, offering excellent visibility with exposure to both highway and main road. This strategically positioned property features a well-designed layout, with a generous 90/10 split of warehouse to office space, encompassing 953 sqm of versatile warehouse area and 120 sqm of functional office space.

The warehouse is equipped with two large roller doors, facilitating seamless delivery and dispatch operations, making it ideal for logistics and distribution needs. The property also includes designated parking for two super links, ensuring easy access for larger vehicles. Safety and security are paramount in this business park, providing peace of mind for your operations. With its ample

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 100

### Exterior

Security Yes  
 Open Parking Bays 5

### Sizes

Floor Size 1,192m<sup>2</sup>  
 Land Size 30,000m<sup>2</sup>

