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Web Ref CL12178



R81,675 pm

Gross Monthly Rental R81,675 Excl. VAT

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### Secure 100-Amp Industrial Warehouse in Kya Sands

This well-designed industrial warehouse in Kya Sands is now available To Let, featuring a bright, open-plan layout with high eaves for maximum efficiency. Equipped with 100 amps of three-phase power, a high roller door for seamless cargo handling, and abundant natural light, this space is ideal for industrial and distribution operations. Staff parking is ample, and the unit is situated within the secure Decore Park, offering 24-hour security, strict access control, and regular patrols for peace of mind.

Strategically located in the Kya Sands Industrial area, this property provides easy access to Malibongwe Drive, the N1, and N14 highways, ensuring smooth transport and logistics. Nearby amenities and controlled road access further enhance convenience.

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

#### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	12

#### Sizes

Floor Size	1,815m <sup>2</sup>
Land Size	14,345m <sup>2</sup>
Building Height	8m

