



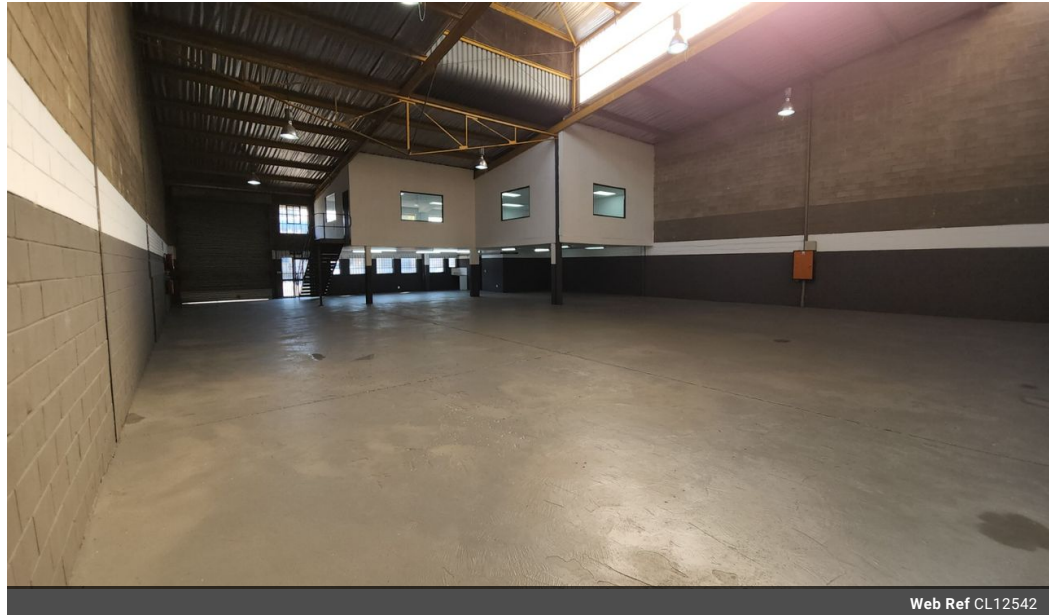
**Martin Montgomery**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 121 152 3)  
 0818542055

[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

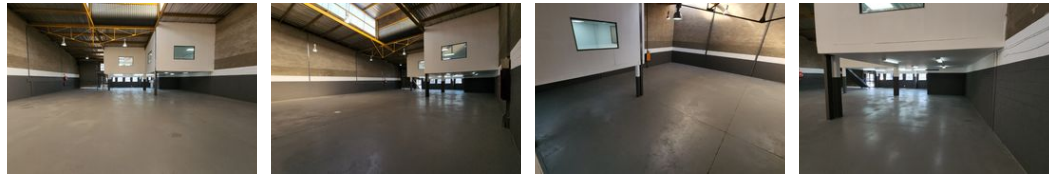
Contact Head Office

010 0354431

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



Web Ref CL12542



R27,216 pm

Gross Monthly Rental R27,216 Excl. VAT

0 6

## 567m<sup>2</sup> Secure Warehouse in Kya Sands – Ideal for Storage & Distribution

This well-maintained 567m<sup>2</sup> warehouse is now available to let in the sought-after Kya Sands industrial node. The facility features a large on-grade roller shutter door for easy access, smooth level flooring, good height to the eaves, and ample natural lighting. Equipped with three-phase power, staff ablutions, and a changing room, the warehouse is designed for efficiency. The secure industrial park also allows Superlink truck access, ensuring seamless logistics for your business.

The office component is neat and freshly painted, offering multiple office spaces of varying sizes, a kitchenette, and separate male and female bathrooms. Industrial Village Kya Sands is a secure, 24-hour access-controlled park, strategically located near the N1

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 100

### Exterior

Security Yes  
 Open Parking Bays 6

### Sizes

Floor Size 567m<sup>2</sup>  
 Land Size 1m<sup>2</sup>  
 Building Height 8m

