



Dane Davids  
0844782022  
dane@newpointproperty.co.za

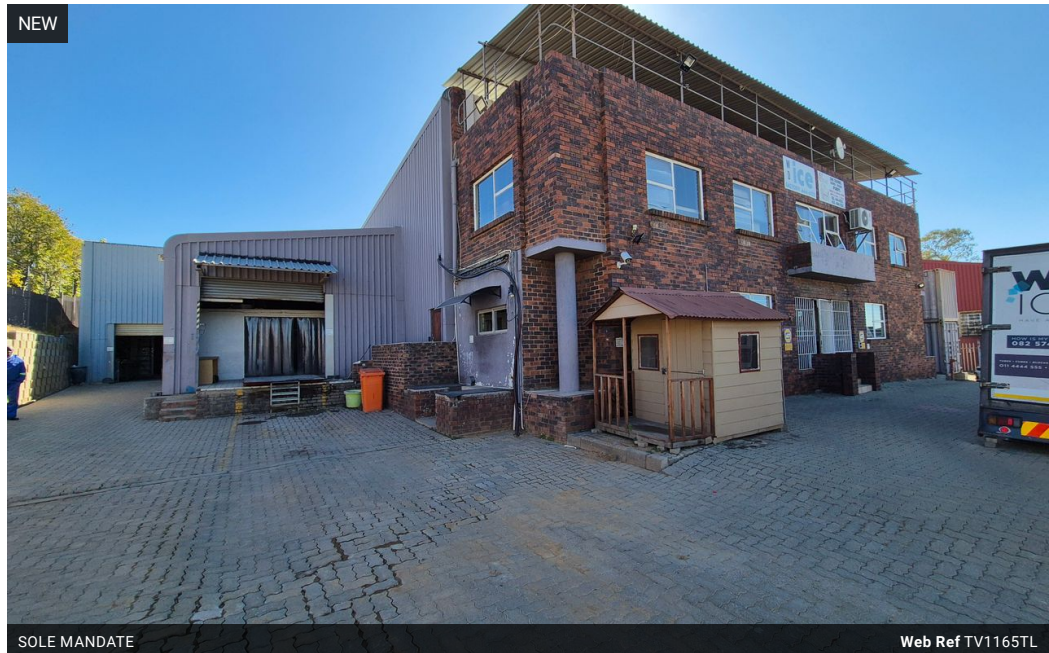
Contact Head Office

010 0354431

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

1,165m<sup>2</sup> Warehouse To Let in Eastgate

NEW



SOLE MANDATE

Web Ref TV1165TL



R69,900 pm

Gross Monthly Rental R69,900 Excl. VAT

0 8

## Versatile Free-Standing Warehouse with Cold Room in Prime Marlboro/Eastgate Location

This free-standing industrial property in the sought-after Eastgate Extension/Marlboro area offers a flexible solution for a range of business operations. The well-maintained warehouse boasts excellent height, abundant natural light, and a strong 200-amp three-phase power supply. A standout feature is the 370m<sup>2</sup> cold room, which can be retained or removed to suit your operational needs. Two large roller shutter doors provide easy access into a paved yard, perfect for loading and offloading.

The 336m<sup>2</sup> office component is clean and functional, complete with staff ablutions and a canteen, ensuring a comfortable and efficient work environment. Strategically located between the N3 and M1 highways, this property offers excellent access to key

## Features

**Zoning** Industrial

### Interior

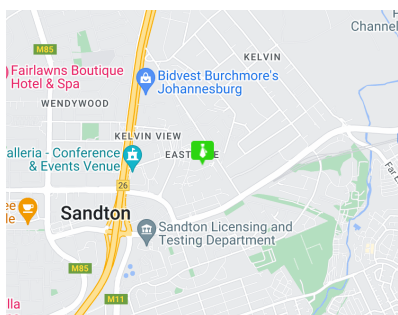
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

### Exterior

Open Parking Bays	8
-------------------	---

### Sizes

Floor Size	1,165m <sup>2</sup>
Land Size	1,706m <sup>2</sup>



<https://www.newpointproperty.co.za>