

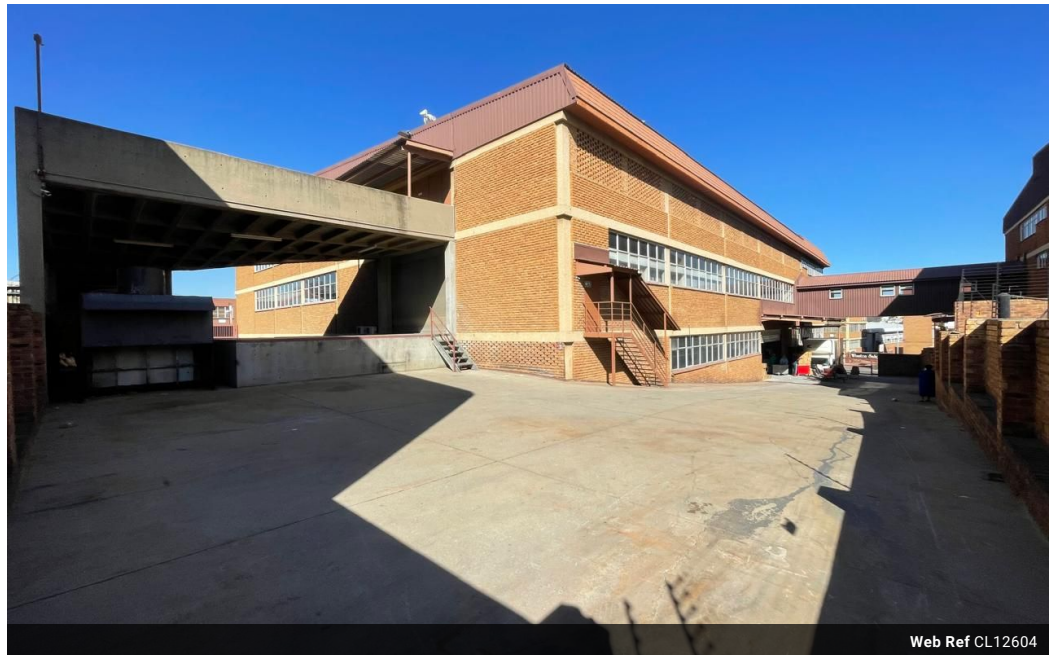


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Web Ref CL12604



R116,765 pm

Gross Monthly Rental R116,765 Excl. VAT

2 5

## Prime 2,123m<sup>2</sup> Industrial Facility in Wynberg, Sandton

This exceptional industrial property in Wynberg, Sandton offers the perfect balance of space and functionality. Featuring a large roller shutter door and two dock levelers, this facility ensures seamless loading and unloading operations. The spacious interior is thoughtfully divided into warehouse and office areas, making it an ideal solution for businesses requiring both production and administrative space.

Designed for heavy-duty operations, the property is equipped with a robust three-phase power supply and a durable epoxy-coated warehouse floor to support various industrial applications. Staff convenience is enhanced with modern bathrooms and a fully equipped kitchen. Located in a strategic industrial hub with easy access to Sandton's major transport routes, this property is a

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	50

### Exterior

Security	Yes
Covered Parking Bays	2
Open Parking Bays	5

### Sizes

Floor Size	2,123m <sup>2</sup>
Land Size	12,141m <sup>2</sup>

