



2418.00M² WAREHOUSE TO LET IN NORTH RIDING

Available for immediate occupation, this standalone industrial property is meticulously maintained and offers a total of 2,418m² under roof on a spacious 3,600m² stand, providing a highly functional and efficient environment for operations. The warehouse spans 1,736m² and features impressive height, abundant natural light, three high on grade roller shutter doors for smooth truck and super link access, a dedicated receiving and dispatch area, staff ablutions with showers, and a powerful 150 amp three phase power supply. The 622m² office section is fully air conditioned and includes a boardroom, kitchenette, restrooms, sixteen shaded parking bays for employees and visitors, and a 60m² canopy for added convenience. The property is offered at a monthly nett rental of R191,640.00 plus VAT, with an additional park levy of R1,762.62 plus VAT, rates and taxes of R10,139.40 plus VAT, and a utility management fee of R1,300 plus VAT, making it a complete and secure solution for businesses seeking a well equipped facility.

This is a Nett rental rate of: R79.26/m²

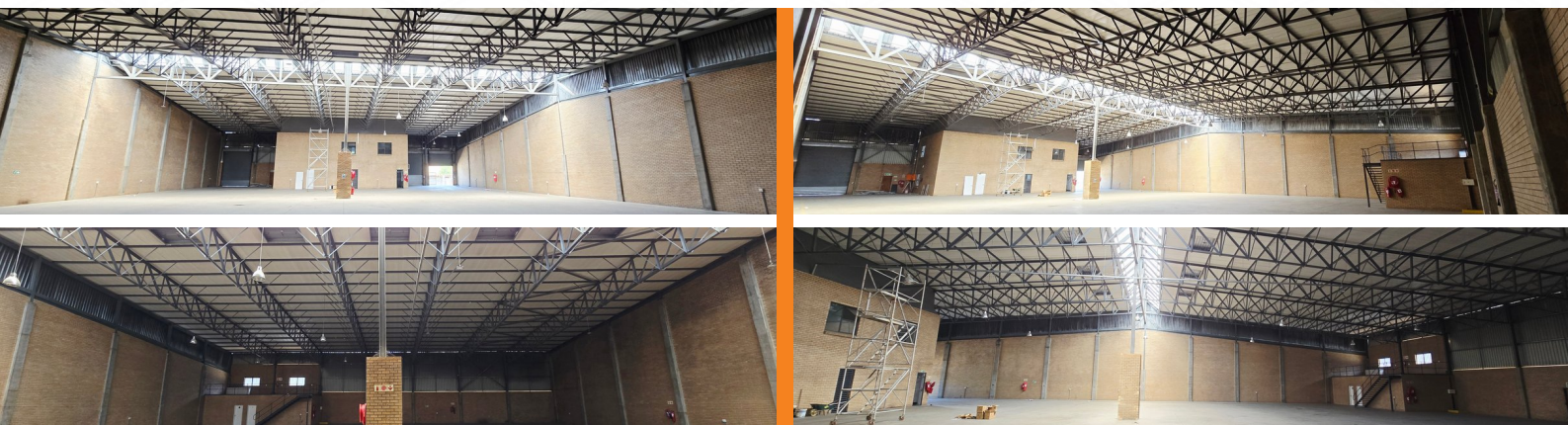
Ops costs: ± R5.46/m² (levy, utility management fee, rates & taxes)

Gross rental rate R84.72/m²

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Features:

- GLA (m²): 2418.00
- Erf Size (m²): 3600.00
- Zoning: Industrial
- Power (Amps): 150



CONTACT US

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R191,640
PER MONTH EXCL. VAT