



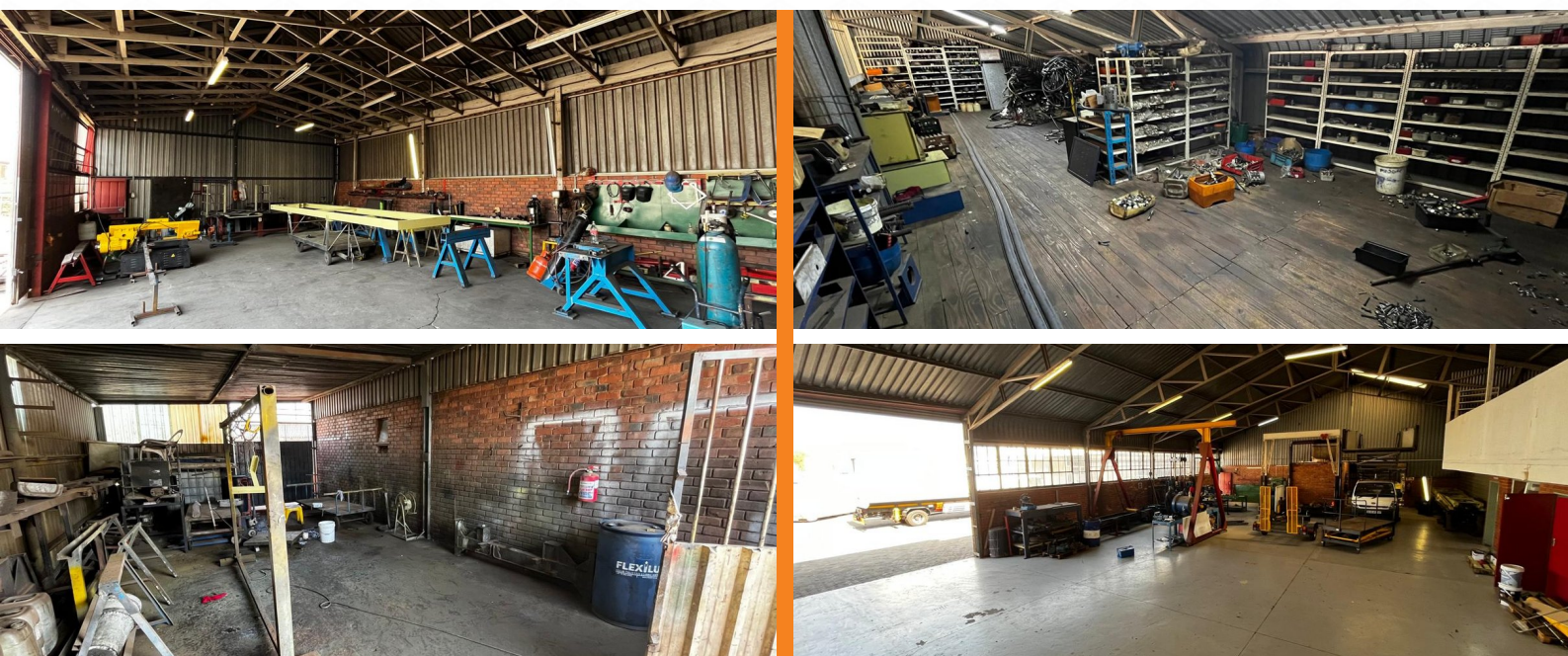
1850M² FACTORY FOR SALE IN ANDERBOLT

Positioned in the sought-after Anderbolt area of Boksburg, this expansive standalone industrial property offers a prime opportunity for investors or business owners alike. Enjoying excellent visibility on a busy road and surrounded by established enterprises, it provides convenient access to both the N12 and N17 highways. The premises comprise four individual factory units, each fitted with multiple roller and sliding doors—approximately 4 meters high and 4 meters wide—along with an additional 8-meter-wide sliding door to ensure efficient workflow and logistics. Powered by 3-phase electricity with an 80-amp supply, the system can be upgraded to 200 amps to accommodate various operational demands. The interior includes multiple offices, a reception area, a boardroom, mezzanine levels, a testing bay, and ample storage areas, while staff facilities feature two ablution sections with kitchenettes and separate restrooms for office staff. Further highlights include two spacious access points and a large yard that enhances functionality. The property is available at the listed price, with the added option to acquire the current business as part of the sale.

Disclaimer: Rates and taxes are estimated and may vary.

Features:

- GLA (m²): 1850
- Erf Size (m²): 2631
- Zoning: Industrial



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R12,000,000
EXCL. VAT