



177M² FACTORY FOR SALE IN ALRODE SOUTH

This upgraded sectional title mini factory/workshop offers a versatile industrial space with a total under-roof area of approximately 201m² including a 126m² ground floor workshop with bathrooms and a 51m² mezzanine level ideal for offices or a boardroom. The unit features a roller-shutter door secure paved parking boundary walls with a controlled entrance gate and generous eave height of 5.7 metres allowing for potential mezzanine expansion. An additional 24m² enclosed rear yard is available as an extra. The property is fitted with solar panels and an inverter to assist with power savings and is serviced by 60 Amp 3-phase power. Zoned Industrial the unit measures 177m² and forms part of a larger 2 206m² mother erf. Additional units are also available within the complex for businesses requiring more space.

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Features:

- GLA (m²): 177
- Zoning: Industrial
- Eave Height (m): 5.7
- Power (Amps): 60



REF05800

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R840,000
EXCL. VAT