



2506.00M² WAREHOUSE TO LET IN KNOPIESLAAGTE

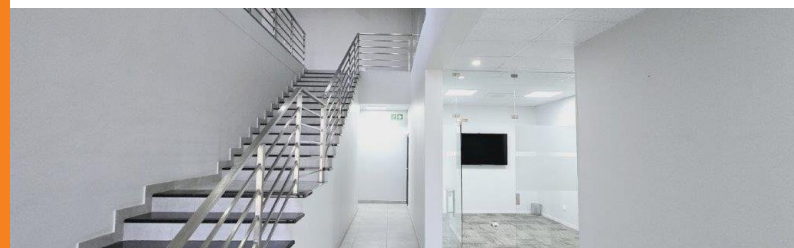
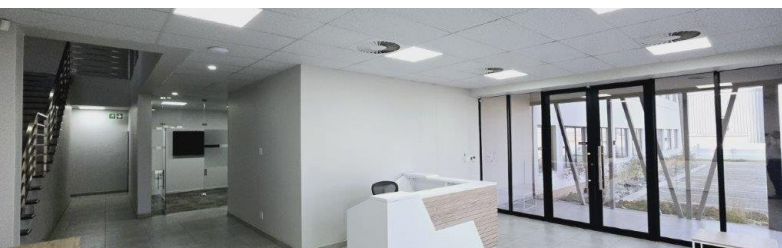
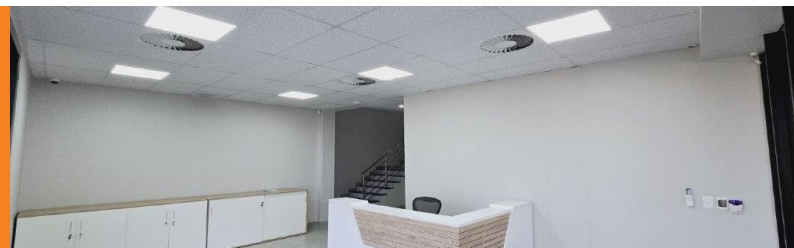
Available immediately either to let at R357,707.50 plus VAT or for sale at R44,500,000.00 plus VAT—with the option to purchase after a 12-month lease—this immaculate standalone industrial property is located in a secure business park in Centurion. Positioned on a spacious 14,993m² stand, the property offers a total GLA of approximately 2,506m², which includes 918m² of high-clearance warehouse space with 3-phase plugs and excellent truck access via a high roller shutter door, as well as 1,588m² of modern office space. The office component features a professional reception area, around 15 private offices, 6 assembly rooms or workshops, 2 boardrooms, 3 kitchenettes, multiple restrooms, a shower, air conditioning, and a balcony. Supporting light industrial operations, the facility is equipped with 3-phase power at 250 amps and includes ample parking and a generous yard. Additional monthly costs include a levy of R14,993.00 plus VAT (calculated at R1/m² on the land), land rental of R127,440.50 plus VAT (R8.50/m²), and operational costs of R5,012.00 plus VAT (R2/m² on GLA), making this an exceptional opportunity for businesses in need of a secure and versatile industrial premises.

Disclaimer:

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Features:

- GLA (m²): 2506.00



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R357,707.5
PER MONTH EXCL. VAT