

## 1052.00M<sup>2</sup> WAREHOUSE FOR SALE IN NORTH RIDING

Located in a secure business park within the sought after industrial hub of North Riding, this freestanding warehouse provides an excellent opportunity for companies seeking a well appointed and resilient facility. The property offers a Gross Lettable Area of approximately 1,052 m<sup>2</sup> on a 1,704 m<sup>2</sup> stand, consisting of 845 m<sup>2</sup> of warehouse space together with 157 m<sup>2</sup> of office space and 159 m<sup>2</sup> of additional area that includes a reception, restrooms, a mezzanine level and a roller shutter door for efficient access. It is equipped with a strong three phase 150 amp power supply to support demanding operational requirements. The property can be purchased for R9,994,000.00 plus VAT or leased for R94,680.00 per month excluding VAT and utilities, with monthly costs of around R11,354.34 for rates and taxes and a park levy of R1,788.40 plus VAT. This versatile facility provides a strategic base in one of North Riding's most established industrial locations.

Disclaimer: Rates and taxes are estimated and may vary.

### Features:

- GLA (m<sup>2</sup>): 1052.00
- Erf Size (m<sup>2</sup>): 1704.00
- Zoning: Industrial
- Power (Amps): 150



### CONTACT US

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**R9,994,000**  
EXCL. VAT