



470.00M² WAREHOUSE **FOR SALE** IN KYA SANDS

Situated in a secure business park in Kya Sands, this well maintained industrial unit measures approximately 470m² in total, comprising 299m² of warehouse space, 120m² allocated to offices and showroom areas, and a further 51m² of additional usable space. The layout is tailored for efficient business operations and includes a welcoming reception area, restrooms, a shower facility, and a spacious warehouse with generous height and a high roller shutter door to allow for easy loading and access. The unit is powered by a 3 phase 60 amp electrical supply, making it suitable for a range of industrial activities. The property is offered for sale at R4,371,000.00 plus VAT or alternatively available to let at a gross monthly rental of R34,310.00 plus VAT, which consists of a base rental of R31,960 plus VAT and a levy of R2,350 plus VAT.

Disclaimer: Rates and taxes are estimated and may vary.

Features:

- GLA (m²): 470.00
- Zoning: Industrial
- Building Grade: A-Grade
- Power (Amps): 63



CONTACT US

Denver Jones
+27829352099
denver@3cubeproperty.co.za

R4,371,000
EXCL. VAT