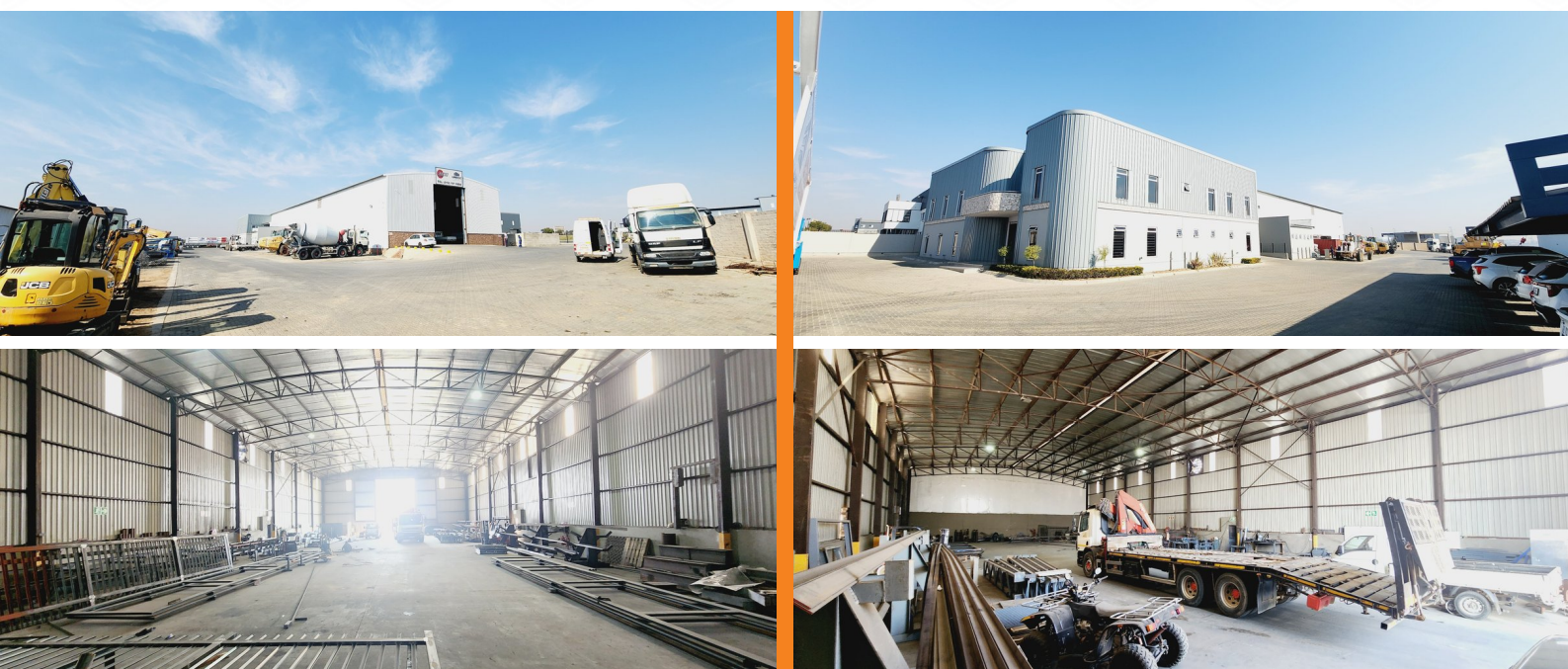


2306M² WAREHOUSE FOR SALE IN KNOPJESLAAGTE

This pristine standalone industrial property in a secure Centurion business park is available for lease or purchase, offering approximately 2,306m² of gross lettable area on a generous 8,039m² stand. Comprising 1,638m² of warehouse space and 668m² of modern office space, the facility includes a stylish reception area, boardroom, air conditioning, a balcony, restrooms with a shower, and a kitchenette. The warehouse offers excellent height, ample space, and a large sliding door for optimal truck access, supported by a 3-phase 200-amp power supply. Ten covered parking bays and a sizable yard further enhance functionality. The property is available to rent at R179,630.00 plus VAT or for sale at R28,350,000.00 plus VAT, with an option for tenants to purchase after 12 months of occupancy. Additional costs include a park levy of R16,078.00 plus VAT, operational costs of R6,918.00 plus VAT, and optional rental of an extra 3,427m² of land at R16,078.00 plus VAT. Occupation is available within four months of offer acceptance, making this a prime opportunity for businesses needing secure, spacious, and well-equipped industrial space in a sought-after location.

Features:

- GLA (m²): 2306
- Erf Size (m²): 8039
- Zoning: Industrial
- Eave Height (m): 6
- Power (Amps): 200



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REF82635

R28,350,000
EXCL. VAT