

2306.00M² WAREHOUSE TO LET IN KNOPIESLAAGTE

This immaculate standalone industrial property in a secure Centurion business park offers a total GLA of approximately 2,306m² on a generous 8,039m² stand. It features 1,638m² of high-clearance warehouse space with excellent truck access, and 668m² of modern office space that includes a professional reception area, boardroom, kitchenette, restrooms, shower, air conditioning, and a balcony. The property also provides around 10 covered parking bays and a large yard area, ideal for operational flexibility. With a robust 3-phase 200 amps power supply, it suits a wide range of industrial uses. The property is available to lease for R179,630.00 per month or for sale at R28,350,000.00 plus VAT, with an option to purchase after 12 months of leasing. Additional costs include a park levy of R16,078.00 plus VAT, operational costs of R6,918.00 plus VAT, and extra land rental (3,427m²) at R16,078.00 plus VAT, all of which are excluded from the base rental. The property will be ready for occupancy four months after the offer is accepted, making it an excellent opportunity for businesses looking for secure, well-equipped industrial space in a prime location.

Features:

- GLA (m²): 2306.00



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R179,630
PER MONTH EXCL. VAT