

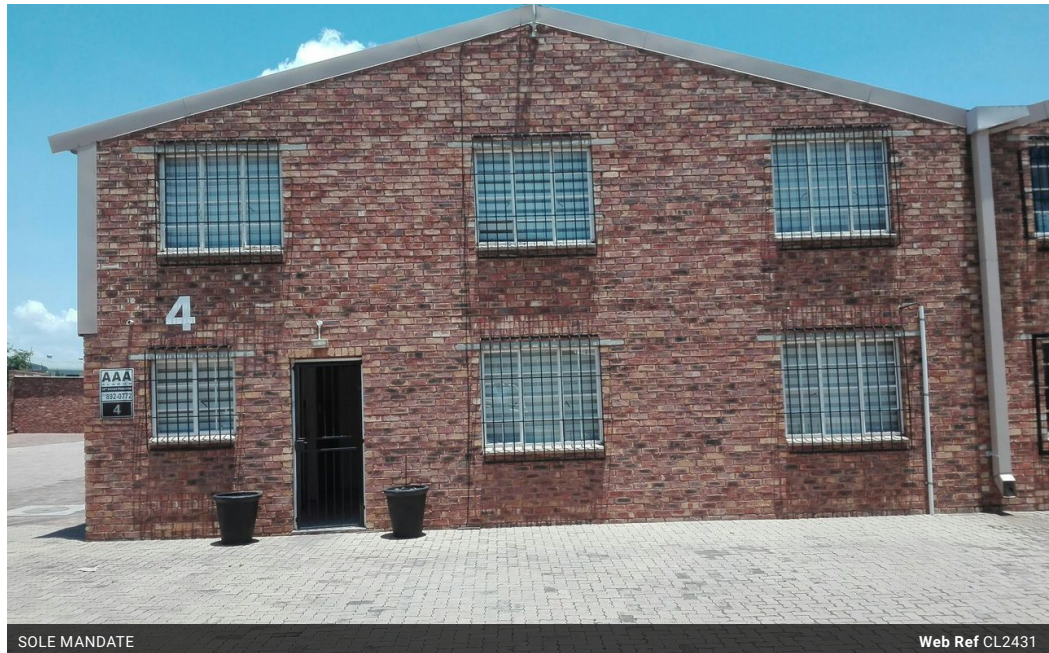


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R16,521 pm

Gross Monthly Rental R16,521 Excl. VAT

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## FANTASTIC COMPACT INDUSTRIAL UNIT IN A SECURE BUSINESS PARK WITH YARD SPACE

A-Grade Mini Workshop / Factory / Warehouse measuring 264 square meters with Hard Yard Space of approximately 200 square meters of Hard Yard Space in an extremely secure Industrial Park.

### SALIENT PROPERTY FEATURES:

- \* GLA of 260 square meters.
- \* Height to Eaves of Six (6) meters.
- \* Excellent Natural Light.
- \* Roller Shutter Door with a Height and Width in excess of Five (5) meters.
- \* Three (3) Phase Power of Eighty (80) amps currently available.
- \* Unit has a Reception Area, Two (2) Closed Offices, Large Open Plan Office, Kitchen, as well as separate Male and Female Ablutions which includes Shower Facilities.
- \* Exclusive Hard Yard Space of approximately 200 square meters.
- \* Unit has an existing Alarm System.

## Features

### Building Name Zoning

REEF INDUSTRIAL PARK  
Industrial

### Interior

Floor Loading Cap. 30 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes  
Open Parking Bays 5  
Parking Ratio 2 bays / 100 m<sup>2</sup>

### Sizes

Floor Size 264m<sup>2</sup>  
Land Size 20,000m<sup>2</sup>  
Building Height 8m

### Extras

Security

