

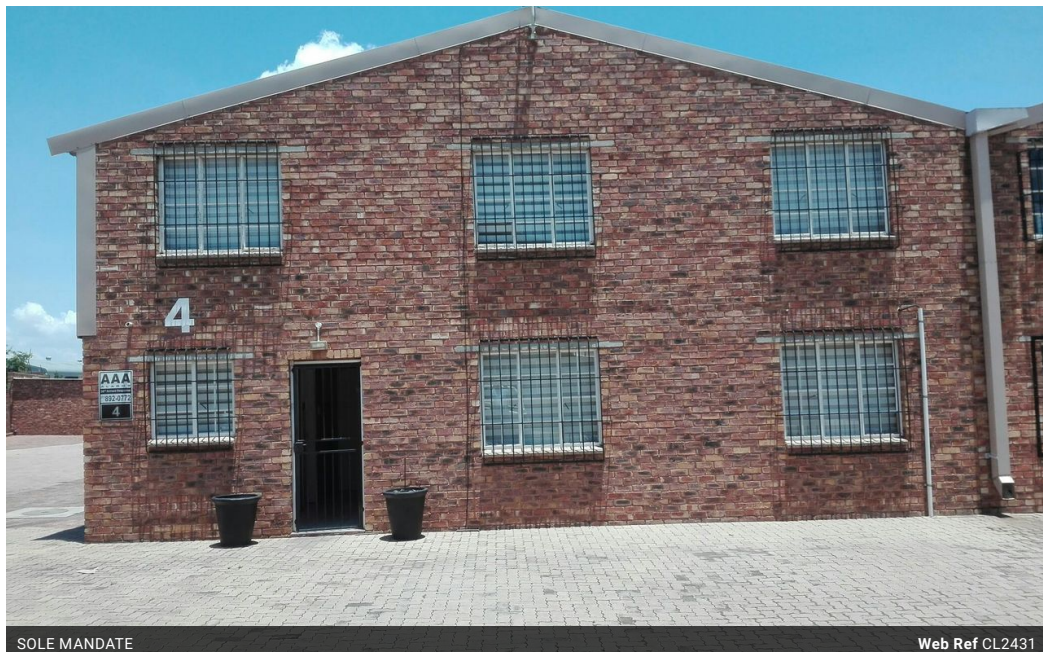


Greg Grose
0837958507
greg.grose@grose.co.za

Contact Head Office

011 917 3096

167 Heidelberg Road
Boksburg South Ext.2
Boksburg



SOLE MANDATE

Web Ref CL2431



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		REEF INDUSTRIAL PARK			
Zoning		Industrial			
Interior		Exterior		Sizes	
Floor Loading Cap.	30 Tn/m ²	Security	Yes	Floor Size	264m ²
Power 3 Phase	Yes	Open Parking Bays	5	Land Size	20,000m ²
Power Amps	80	Parking Ratio	2 bays / 100 m ²	Building Height	8m

Extras
Security

