



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

Contact Head Office

011 917 3096

167 Heidelberg Road  
Boksburg South Ext.2  
Boksburg

921m<sup>2</sup> Workshop To Let in Anderbolt



SOLE MANDATE

Web Ref CL2427



R40 pm

Gross Monthly Rental R40 Excl. VAT

0 6

INDUSTRIAL FACILITY IN SECURE BUSINESS PARK WITH EXCLUSIVE YARD SPACE AND PREPAID ELECTRICITY

IN THE PROCESS OF BEING REINSTATED TO LOOK LIKE NEW

Located in a Secure Industrial Park is a Factory / Warehouse / Workshop and Office Component of 921 square meters with exclusive and private Yard Space of approximately 200 square meters, with prepaid electricity.

Great access to the N12, as well as all the other major arterials servicing the East Rand.

FACILITY FEATURES :

- \* Has good natural light.
- \* Leveled floor, suitable for racking if so required.
- \* Has Three Phase power of 125 amps available.
- \* Height to Eaves of Six (6) meters.
- \* Has Three (3) Separate Roller Shutter Doors of approximately five (5) meters, as well as being accessible from the offices.
- \* Consists of an Office Component.
- \* Office Component consists of a Reception Area, Office Area, Kitchen and Ablution Facilities.

## Features

<b>Building Name</b>	MIDDLE PARK				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Floor Loading Cap.	30 Tn/m <sup>2</sup>	Security	Yes	Floor Size	921m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	6	Land Size	40,000m <sup>2</sup>
Power Amps	125	Parking Ratio	2 bays / 100 m <sup>2</sup>	Building Height	8m
<b>Extras</b>					
Security					

