

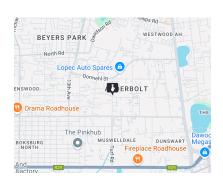


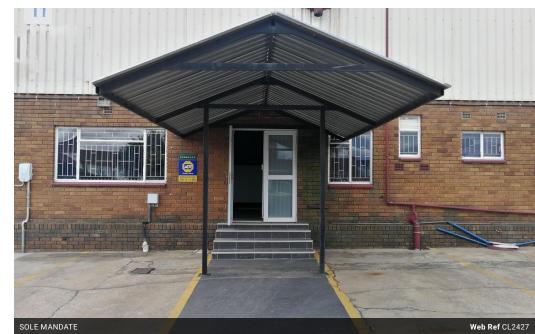
Greg Grose 0837958507 greg.grose@grose.co.za

Contact Head Office

011 917 3096

167 Heidelberg Road Boksburg South Ext.2 Boksburg













R40 pm

Gross Monthly Rental R40 Excl. VAT





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,

Building Name MIDDLE PARK Industrial Zoning Interior Exterior Sizes Floor Loading Cap. 30 Tn/m² Floor Size 921m² Security Yes Power 3 Phase Open Parking Bays 40.000m² Yes 6 Land Size Power Amps 125 Parking Ratio 2 bays / 100 **Building Height** 8m

m²

Extras Security