



**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 CL2429



R21,000 pm

Gross Monthly Rental R21,000 Excl. VAT

0 8

INDUSTRIAL PREMISES IN A SECURE BUSINESS PARK WITH PRIVATE YARD SPACE AND PREPAID ELECTRICITY

PREMISES TO BE TOTALLY REFURBISHED

Workshop / Factory / Warehouse and Office Component of 510 square meters with Private Secure Yard of approximately 100 square meters, with prepaid electricity.

Great access to the N12, as well as all 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 80 amps available.
- \* Height to Eaves of Six (6) meters.
- \* Has a Roller Shutter Doors of approximately four(4) meters in height.
- \* Workshop / Factory Area directly accessible from the offices.
- \* Consists of an Office Component.
- \* Office Component consists of a Reception Area, Office Area

## Features

Building Name	THE AVENUES					
Zoning	Industrial					
Interior			Exterior	Sizes		
Floor Loading Cap.	30 Tn/m <sup>2</sup>		Security	Yes	Floor Size	510m <sup>2</sup>
Power 3 Phase	Yes		Open Parking Bays	8	Land Size	20,000m <sup>2</sup>
Power Amps	80		Parking Ratio	2 bays / 100 m <sup>2</sup>	Building Height	8m

**Extras**  
Security

