

## **PROPERTY GROUP**

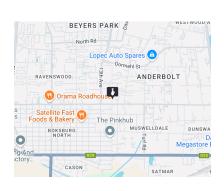


Peter Hartwig 0835327564 peter@grose.co.za

Contact Head Office

011 917 3096

167 Heidelberg Road Boksburg South Ext.2 Boksburg













R21,000 pm

Gross Monthly Rental R21,000 Excl. VAT





## 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.

THE AVENUES

## **Building Name**

Industrial Zoning Interior Exterior Sizes Floor Loading Cap. 30 Tn/m<sup>2</sup> 510m<sup>2</sup> Floor Size Security Yes Power 3 Phase Open Parking Bays 20.000m<sup>2</sup> Yes 8 Land Size 2 bays / 100 Power Amps 80 Parking Ratio **Building Height** 8m m<sup>2</sup>

**Extras** Security