



## Mitchell Pereira

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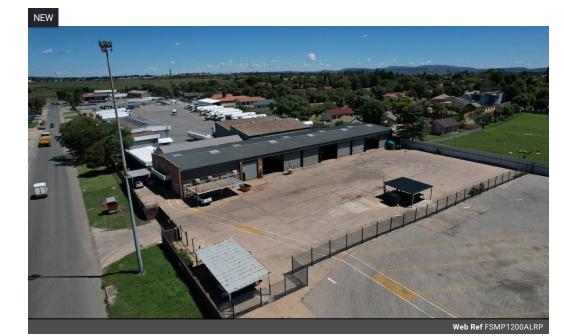
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R10,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT





## Excellent property available for sale in Alrode.

This property is situated in the heart of Alrode, measuring approx 1200m2 under roof of a 3600m2 stand. The property is situated on the side of the stand allowing for a large usable concrete yard of approx 2000m2. The property has multiple roller shutter doors for warehouse access with an uninterrupted floor plan.

The office is at the front of the property and made up of an open plan reception area. and multiple private offices. There is change rooms and ablutions for warehouse staff and a concrete mezzanine for storage above the offices.

There is currently a lease in place and would allow to zero rate the transaction.

Alrode is a well set up manufacturing environment with elements of storage and distribution, It is situated in the heart of Alberton and has easy access to both the N3 and R59 highways.

## **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	1,200m²
Power Amps	80	Covered Parking Bays	5	Land Size	3,600m <sup>2</sup>
		Onen Parking Bays	20		