



**Mitchell Pereira**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 118 481 0)  
**0812348999**

[mitchell@newpointproperty.co.za](mailto:mitchell@newpointproperty.co.za)

Contact Head Office

**010 0354431**

Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

NEW



Web Ref MPFS1250ALRP



**R6,000,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



0



0

## Well sized 1250m2 factory for sale in Alrode

This well sized property is available for sale in Alrode, measuring approx 1250m<sup>2</sup> under roof.

The property has a double volume office area at the front of the property with covered parking for Staff and visitors, there is one large roller shutter door for warehouse access. great height to the eaves. lots of natural light and additional offices on the factory floor.

The property has a large steel mezzanine on the factory floor for additional storage, and change rooms and ablutions for factory staff as well.

The factory also has a three phase 150amp power supply.

The office component is very neat and made up of a reception downstairs with boardrooms and waiting area, neat kitchen, waiting area, and open plan office as well. Upstairs you have multiple private offices.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase	Yes
Power Amps	150

### Exterior

Security	Yes
----------	-----

### Sizes

Floor Size	1,250m <sup>2</sup>
Land Size	2,150m <sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Air Conditioner Air Conditioning Unit Alarm System