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Web Ref CL13729



R2,300,000

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Secure 300m² Factory in Prime Anderbolt Location Functional Industrial Space with Yard, Power & Easy

This well-kept 300m² factory is now available in the popular Anderbolt industrial area, offering a practical and secure workspace within an access-controlled park. With great height to the eaves, excellent natural lighting, a large roller shutter door, and a spacious yard for easy truck movement, it's perfectly suited for light industrial, manufacturing, or warehousing needs. A reliable three-phase power supply ensures uninterrupted operations.

Inside, the unit features a professional reception area, open-plan office space, kitchenette, and separate ablutions for both warehouse and admin staff—providing a comfortable and efficient working environment. Conveniently located near the N12 and

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	300m²
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