



#### Marcel Carneiro

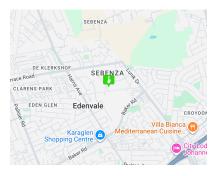
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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone 1609



### NO TRANSFER DUTY











R8,900,000

Monthly Rates R7,376 Excl. VAT





# Neat 1772sqm Warehouse for sale as an investment in Sebenza

This neat 1772sqm industrial warehouse is available for sale as an investment within Sebenza's sought-after industrial hub. The warehouse is split into three separate units comprising of a 750sqm unit, 600sqm unit and a 580 sqm unit. Each warehouse has its own roller shutter door with good height to the eaves and abundant natural light as well as three phase power available.

Each warehouse unit features a double volume office component comprises of a small reception with individual offices with male and female ablutions as well as a kitchenette. Ample secure parking is available for both staff and visitors. Conveniently located with easy access to O.R. Tambo International Airport and major highways such as the N3, R21, and R24, this property is perfect for

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#### **Features**

Zoning Industrial

Interior

 $\begin{array}{ll} \hbox{Floor Loading Cap.} & \hbox{1 Tn/m}^2 \\ \hbox{Power 3 Phase} & \hbox{Yes} \end{array}$ 

Exterior

Open Parking Bays

Sizes

Floor Size Land Size Building Height 1,772m<sup>2</sup>