



**Robin Mulligan**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 121 152 0)

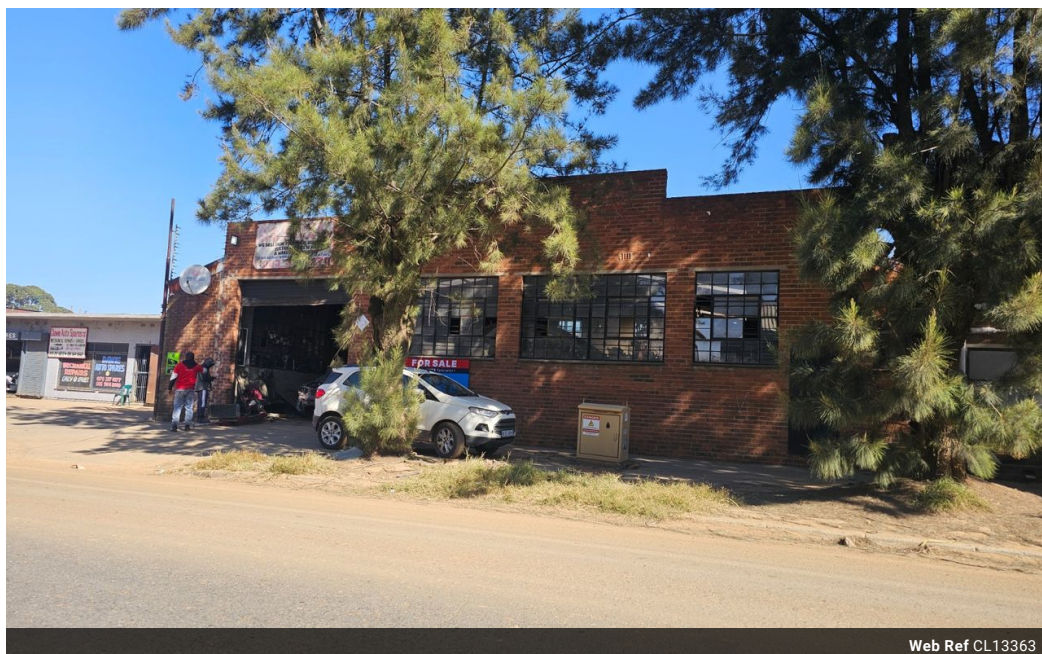
0713556301

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

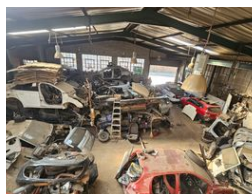
Contact Head Office

010 0354431

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



Web Ref CL13363



R1,300,000



## High-Exposure Workshop on Main Road in Knights – Ideal for Light Industrial Use

Position your business for success with this well-located industrial workshop in the sought-after area of Knights, Germiston. Boasting excellent exposure on a busy main road, the property features a prominent roller shutter door for easy access, three-phase power, and a small paved yard—perfect for light vehicle movement or additional storage.

The interior includes well-sized offices and multiple staff ablutions, offering a practical and efficient setup for various light industrial or mechanical operations. Whether you're looking to scale or relocate, this property offers visibility, accessibility, and

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	5 Tn/m²
Power 3 Phase	Yes
Power Amps	100

### Sizes

Floor Size	400m²
Land Size	480m²
Building Height	6m

