



**Marcel Carneiro**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 120 075 3)  
**0846932233**

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

Contact Head Office

**010 0354431**

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

6,225m<sup>2</sup> Warehouse For Sale in Chloorkop



Web Ref MC6225FSC



**R28,500,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



10



40

Neat 6225sqm Freestanding warehouse on a 17 466sqm stand for sale in Chloorkop

This neat freestanding 6225 sqm industrial warehouse is available for sale and is situated within the sought-after industrial node of Chloorkop, Kempton Park. The warehouse is accessed through eight large roller shutter doors situated around the building. Offering excellent natural light throughout the work area and good height to the eaves with male and female ablutions inside the warehouse as well as an external ablution block with shower facilities. There is dual access to the site with an expansive yard area for super link access. on site there is also an additional workshop building for additional storage.

The office component comprises of a welcoming reception area with individual offices, open plan office, boardroom as well as

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	500

### Extras

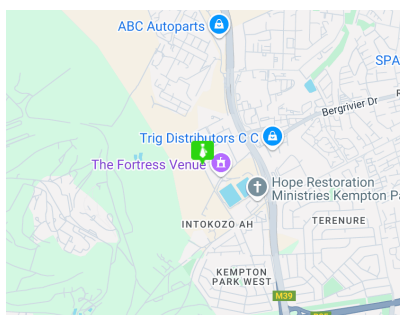
Air Conditioner

### Exterior

Covered Parking Bays	10
Open Parking Bays	40

### Sizes

Floor Size	6,225m <sup>2</sup>
Land Size	17,446m <sup>2</sup>
Building Height	8m



<https://www.newpointproperty.co.za>