



**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

263m<sup>2</sup> Factory To Let in Alrode

NEW



Web Ref MPTL263ALR



**R14,465 pm**

**Gross Monthly Rental** R14,465 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



## Well sized mini unit to let in Alrode

This mini unit is situate in the heart of Alrode measuring approx 263m<sup>2</sup> under roof with excellent height to the eaves of approx 6m, this unit is in at the back of a secure park making is quite secure. The property has one large roller shutter door and Superlink access to the park.

The office component is made up of multiple offices and bathrooms and change rooms for staff.

Alrode is a well set up manufacturing environment with elements of storage and distribution, It is situated in the heart of Alberton and has easy access to both the N3 and R59 highways. Being a manufacturing hub, generally most of the properties in the area are well equiped in regard to power supply. and you have an array of amenities nearby.

Please note listing prices are excluding VAT and utilities.

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 3 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes  
Open Parking Bays 3

### Sizes

Floor Size 263m<sup>2</sup>  
Land Size 263m<sup>2</sup>

