



Mitchell Pereira
Candidate Property
Practitioner
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Office 40A
Eden Meadows Complex
1 Van Riebeeck Avenue
Greenstone
1609



R1,260,000 pm

Gross Monthly Rental R1,260,000 Excl. VAT
Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

40 40

Large warehouse to let in Alrode

Large 28 000m² warehouse to let in Alrode, this property is well located at the top of Alrode with close proximity to both the R59 and N3 highways. The property is seated on a stand measuring approx 60 000m² and has driveway that circles the entire premises allowing for good truck flow for receiving or dispatch. The property is fitted with a full compliant sprinkler system that covers the entire warehouse floor, there are multiple roller shutters at the front of the property both dock leveller and on grade access.

The property has paved yard space in front as well measuring approx 10 000m² for vehicle parking or outdoor storage. The property has approx 4m to the eaves, lots of natural lighting and a small office component.

Features

Zoning Industrial

Interior

Floor Loading Cap.	30 Tn/m ²
Power 3 Phase	Yes
Power Amps	800

Exterior

Security	Yes
Covered Parking Bays	40
Open Parking Bays	40

Sizes

Floor Size	28,000m ²
Land Size	40,000m ²
Building Height	8m

