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495m<sup>2</sup> Warehouse To Let in Louwlandia



Web Ref CL13502



R49,163 pm

Gross Monthly Rental R49,163 Excl. VAT



0



9

## Secure 495m<sup>2</sup> Warehouse with Private Yard & Prime Exposure in Louwlandia

Position your business in one of Gauteng's most desirable industrial zones with this 495m<sup>2</sup> warehouse, featuring 100m<sup>2</sup> of dedicated office space and a spacious, secure private yard. Perfect for storage, light manufacturing, or distribution, the property includes a large 5-meter roller shutter door for efficient loading, along with ample parking and excellent natural light.

Located in a secure estate with 24/7 access control and main road visibility, this warehouse offers exceptional access to key transport routes, ensuring convenience for staff, suppliers, and clients. Please note: this is a net lease—additional costs include

## Features

**Zoning** Industrial

### Interior

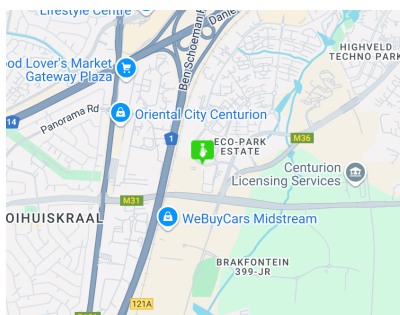
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	63

### Exterior

Security	Yes
Open Parking Bays	9

### Sizes

Floor Size	495m <sup>2</sup>
Land Size	30,000m <sup>2</sup>



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