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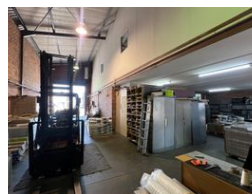
010 0354431

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

448m<sup>2</sup> Warehouse To Let in Rooihuiskraal



Web Ref NB448U9DSG



R40,320 pm

Gross Monthly Rental R40,320 Excl. VAT

0 5

448m<sup>2</sup> warehouse with superlink access and no loadshedding in an estate

This 448m<sup>2</sup> warehouse is located in the secure and well-maintained Gateway Industrial Park in Rooihuiskraal, Centurion. The property offers a practical layout with a spacious warehouse area supported by offices, making it suitable for a range of business operations. A 5m roller door ensures easy access for deliveries and dispatch, while 3-phase power supports light manufacturing, storage, or distribution activities. One of the standout features is that the property is not affected by load-shedding, ensuring uninterrupted business operations.

Adding further value, the unit includes 110m<sup>2</sup> of private yard space with its own entry gate, providing convenient access for trucks and additional storage if required. The park offers a safe and professional environment with access control and 24-hour security,

## Features

**Zoning** Industrial

### Interior

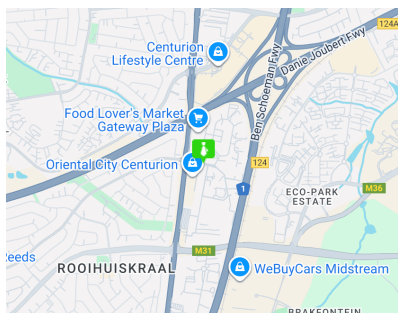
Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes

### Exterior

Security Yes  
Open Parking Bays 5

### Sizes

Floor Size 448m<sup>2</sup>  
Land Size 20,000m<sup>2</sup>



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