



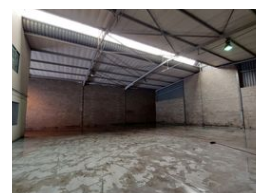
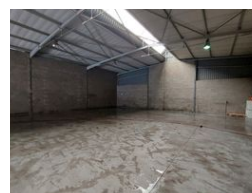
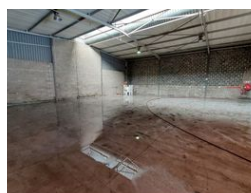
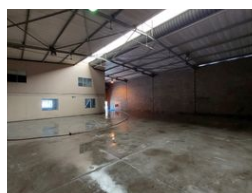
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## 519m² Warehouse To Let in Samrand Business Park



R38,925 pm

Gross Monthly Rental R38,925 Excl. VAT

0 4

### Versatile 519m² Warehouse with Ideal Office-to-Factory Split

This well-balanced 519m² warehouse offers an efficient 80/20 split between warehouse and office space, ideal for businesses needing streamlined operations with strong administrative support. Equipped with a 100-AMP three-phase power supply, five dedicated parking bays, and a single roller shutter door, this unit ensures easy access and reliable functionality for a variety of industrial applications.

Inside, the layout includes a professional reception area, a ground-floor office overlooking the warehouse for seamless management, and an upstairs office cluster for additional workspace. With dedicated restrooms for both office and warehouse staff, the property is thoughtfully designed to maximize comfort and productivity. A smart, practical solution for growing

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	519m²
Land Size	36,000m²

