



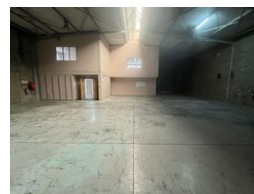
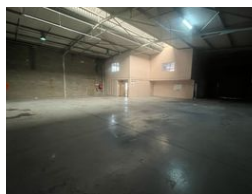
**Nathan Broodryk**  
 0844223210  
[nathan@newpointproperty.co.za](mailto:nathan@newpointproperty.co.za)

Contact Head Office

010 0354431

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

## 519m<sup>2</sup> Warehouse To Let in Samrand Business Park



R38,925 pm

Gross Monthly Rental R38,925 Excl. VAT



0



4

### Streamlined 519m<sup>2</sup> Industrial Unit with Offices in Prime Location

This well-maintained 519m<sup>2</sup> warehouse offers a practical 80/20 split between industrial space and office areas—perfect for light manufacturing, storage, or distribution. The unit includes 100 AMPS of three-phase power, a single roller shutter door for seamless loading, and five dedicated parking bays for staff and visitors.

Inside, you'll find a professional reception, a ground-floor office for operational oversight, and an upper-level office section ideal for admin teams. Separate restrooms for warehouse and office personnel enhance day-to-day functionality. Located in a secure,

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	519m <sup>2</sup>
Land Size	30,000m <sup>2</sup>

