



**Nathan Broodryk**  
0844223210  
nathan@newpointproperty.co.za

Contact Head Office

010 0354431

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

575m<sup>2</sup> Warehouse To Let in Samrand Business Park

NEW



Web Ref NB575U3LMPre1



R63,700 pm

Gross Monthly Rental R63,700 Excl. VAT

0 3

575sqm warehouse TO LET in Samrand!

Situated within a secure business park in Samrand, Centurion, this 575m<sup>2</sup> warehouse presents an exceptional opportunity for businesses seeking functionality and convenience in a prime location. The facility is powered by 100 AMPS of three-phase electricity, ensuring operational efficiency for a range of industrial or commercial activities. The warehouse is well-lit with abundant natural light, enhancing both the working environment and energy efficiency. With an 80/20 split between warehouse and office space, it offers a practical layout for businesses that require both storage and administrative functions under one roof.

Access is streamlined by a large 5m x 4m roller shutter door, making it ideal for receiving and dispatching goods. The shared yard

## Features

**Zoning** Industrial

### Interior

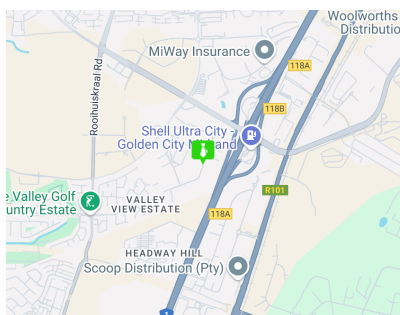
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	63

### Exterior

Security	Yes
Open Parking Bays	3

### Sizes

Floor Size	575m <sup>2</sup>
Land Size	20,000m <sup>2</sup>



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