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



Web Ref NB519U9N1re1



R38,925 pm

Gross Monthly Rental R38,925 Excl. VAT

0 4

## 519m<sup>2</sup> warehouse TO LET in Samrand!

This thoughtfully designed 519m<sup>2</sup> warehouse offers an ideal 80/20 split between industrial and office space, making it well-suited for a variety of business operations. Featuring a 100 AMPS three-phase power supply and a single roller shutter door for smooth logistics, the property ensures both efficiency and easy accessibility. Five dedicated parking spaces provide added convenience for staff and visitors.

Inside, the layout includes a welcoming reception area, a ground-floor office for overseeing warehouse operations, and an additional office cluster upstairs for administrative tasks. Separate restrooms for warehouse and office staff enhance comfort, while the practical design promotes productivity. Whether for manufacturing, storage, or distribution, this secure and versatile

## Features

**Zoning** Industrial

### Interior

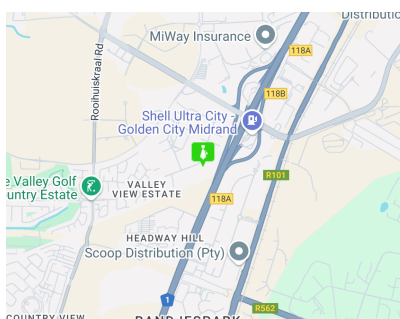
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	63

### Exterior

Security	Yes
Open Parking Bays	4

### Sizes

Floor Size	519m <sup>2</sup>
Land Size	15,000m <sup>2</sup>



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