



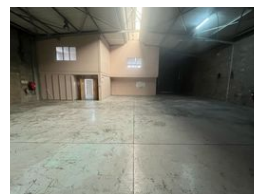
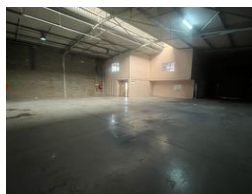
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## 519m<sup>2</sup> Warehouse To Let in Samrand Business Park



R38,925 pm

Gross Monthly Rental R38,925 Excl. VAT

0 4

### 519m<sup>2</sup> Functional Warehouse with Offices – Ready for Business Growth

This clean and efficient 519m<sup>2</sup> warehouse features a smart 80/20 split between industrial and office space, ideal for light manufacturing, storage, or distribution. Equipped with 100 AMPS of three-phase power, a roller shutter door for easy loading, and five dedicated parking bays, this unit is designed for smooth daily operations.

Inside, enjoy a welcoming reception area, ground-floor office, and an upper-level admin space—perfect for a professional work environment. Separate restrooms for warehouse and office staff ensure comfort and practicality. Secure and well-positioned, this

### Features

**Zoning** Industrial

#### Interior

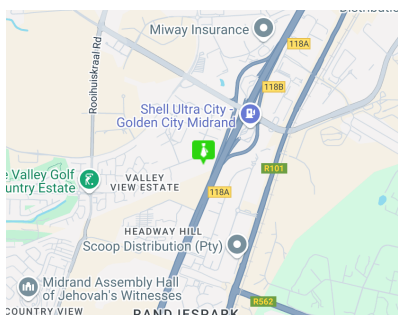
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

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



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