



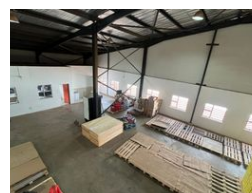
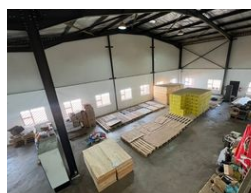
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320m<sup>2</sup> Warehouse To Let in Sunderland Ridge



R23,000 pm

Gross Monthly Rental R23,000 Excl. VAT

0 2

## 320sqm warehouse with offices in a secure business estate

Situated in the well-established and secure industrial node of Sunderland Ridge, this 320sqm warehouse is an ideal solution for businesses seeking functional and efficient space. The unit features a 90/10 warehouse-to-office split, offering ample room for operations while maintaining a professional front-of-house setup. Equipped with 3-phase power, the property caters to businesses with higher electrical requirements, and the large roller shutter door provides easy access for loading and offloading goods. Located in a safe estate with controlled access, this unit offers peace of mind and operational convenience.

An added advantage is the availability of an additional 320sqm warehouse, which can be leased at a reduced rate. This presents a

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Security Yes  
 Open Parking Bays 2

### Sizes

Floor Size 320m<sup>2</sup>  
 Land Size 2,000m<sup>2</sup>



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