



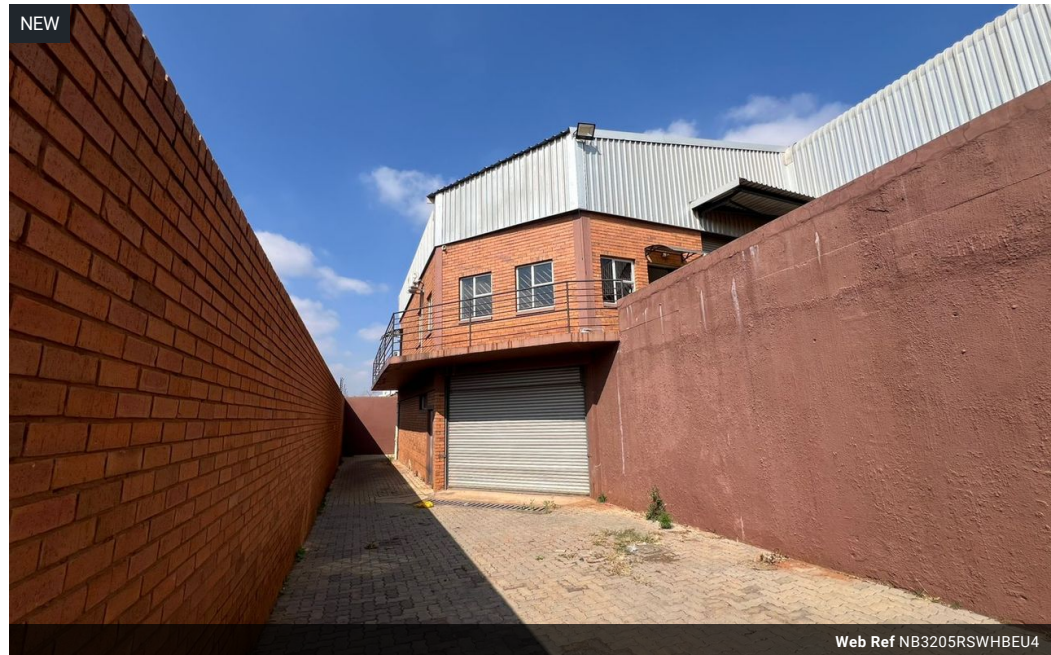
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## 320m<sup>2</sup> Warehouse To Let in Sunderland Ridge



Web Ref NB3205RSWHBEU4



R20,000 pm

Gross Monthly Rental R20,000 Excl. VAT

0 2

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

Available for lease in the well-established industrial area of Sunderland Ridge, this 320sqm warehouse offers excellent functionality and security for a variety of business needs. The unit is equipped with 3-phase power, making it ideal for light manufacturing, storage, or distribution operations. A large roller shutter door allows for easy access for loading and offloading, and the spacious internal layout supports efficient workflow. The property is well-maintained and ready for immediate occupation.

Situated within a secure and access-controlled industrial estate, this warehouse offers peace of mind for tenants prioritizing safety and operational efficiency. The estate features 24-hour security, neat surroundings, and easy access to key arterial routes such as

### Features

**Zoning** Industrial

#### Interior

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

#### 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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