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SOLE MANDATE

Web Ref TV700TL



R38,500 pm

Gross Monthly Rental R38,500 Excl. VAT



## Newly renovated factory To Let in Sebenza with main road exposure

This newly renovated factory is available to rent and offers excellent main road exposure, ideal for businesses looking to boost visibility. The factory features good natural lighting and is powered by 63 amps of 3-phase electricity, making it suitable for a wide range of industrial operations. A large roller shutter door allows for easy access into the factory, facilitating smooth loading and offloading of goods. The premises also include a small private yard space, useful for limited outdoor storage or staff use.

The office component is neat and functional, providing a professional environment for administrative operations. There are separate toilet and shower facilities for factory staff, ensuring convenience and comfort. The property is well-located, close to all

## Features

**Zoning** Industrial

### Interior

|               |     |
|---------------|-----|
| Power 3 Phase | Yes |
| Power Amps    | 63  |

### Exterior

|                      |    |
|----------------------|----|
| Covered Parking Bays | 1  |
| Open Parking Bays    | 10 |

### Sizes

|            |         |
|------------|---------|
| Floor Size | 700m²   |
| Land Size  | 1,190m² |

