# NEWPOINT PROPERTY GROUP



**Donovan Saunders** 

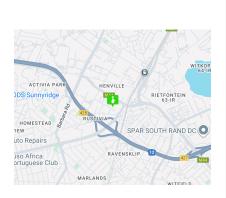
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R21,504 pm

Gross Monthly Rental R21,504 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





### 448m<sup>2</sup> Industrial Unit To Let in Secure East Rand Park

Position your business for success with this well-designed 448m² industrial unit, ideally located near the N12 highway. The warehouse features three-phase power, great eave height, and ample natural light, making it perfect for light manufacturing, storage, or distribution. The park is truck-friendly and accommodates super links with ease, ensuring smooth logistics.

The unit also includes two office wings overlooking the warehouse, an on-grade roller shutter door for efficient loading, and secure parking within a 24-hour guarded estate. With its strategic location and practical layout, this property offers the ideal solution for

## Features

Zoning Industrial

Interior Exterior Sizes 448m² Floor Loading Cap. 3 Tn/m<sup>2</sup> Security Yes Floor Size Air Conditioning Land Size 450m<sup>2</sup> Yes Open Parking Bays **Building Height** Power 3 Phase 7m Yes

#### **Extras**

Warehouse Office Secure Parking Security Complex 24 Hour Access