



**Martin Montgomery**

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(FFC 121 152 3)

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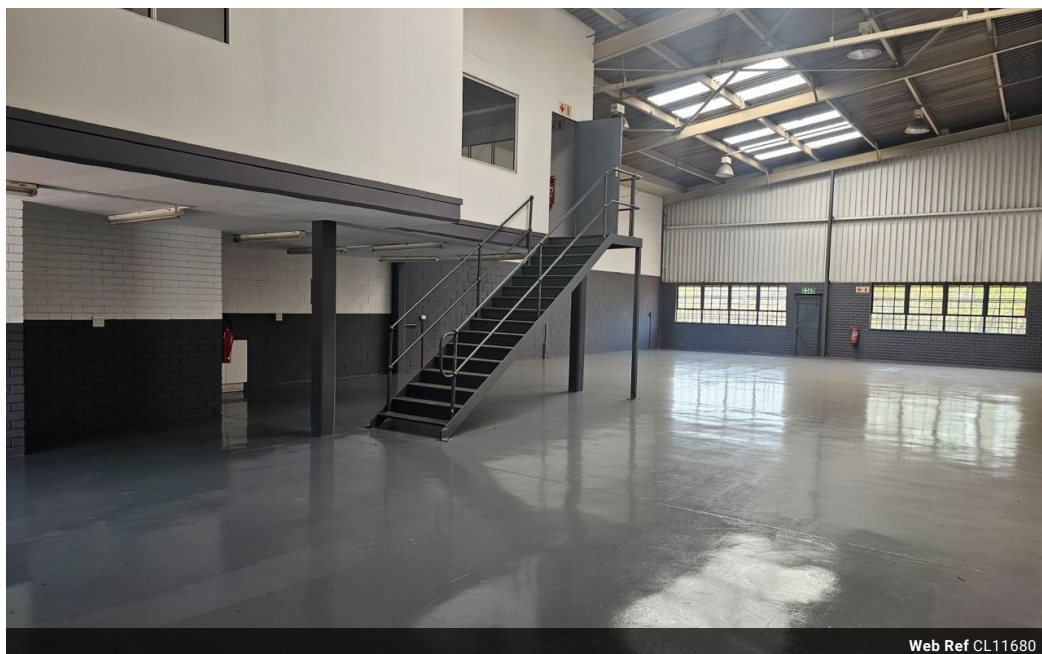
[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

Contact Head Office

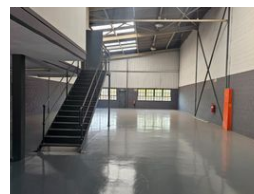
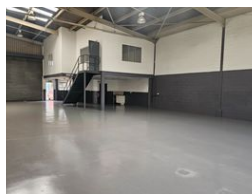
010 0354431

Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

371m<sup>2</sup> Factory To Let in Wadeville



Web Ref CL11680



R17,808 pm

Gross Monthly Rental R17,808 Excl. VAT



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## 371sqm Industrial mini unit in Wadeville, Germiston

Located within a safe and secure industrial park, this mini unit offers an ideal setup for businesses in need of a functional and versatile space. With 24-hour access and round-the-clock security, the property ensures a secure operational environment. The unit is equipped with three-phase power, making it perfectly suited for warehousing or light manufacturing, while maintaining flexibility to meet various business requirements.

Inside, a neat office component provides a comfortable workspace, and well-maintained staff ablutions enhance convenience for employees. This is a prime opportunity for businesses seeking a practical, secure unit in a highly desirable industrial area. Don't

## Features

<b>Building Name</b>	Unit 22 Crocker				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Floor Loading Cap.	3 Tn/m <sup>2</sup>	Security	Yes	Floor Size	371m <sup>2</sup>
Power 3 Phase	Yes			Land Size	371m <sup>2</sup>
Power Amps	80			Building Height	7m

