

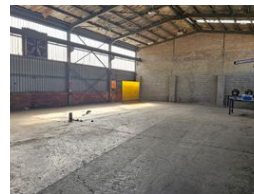
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**R25,000 pm**

**Gross Monthly Rental** R25,000 Excl. VAT

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### Well-Maintained Factory To Let in Wadeville

This neat and well-kept industrial unit is situated within a secure and access-controlled industrial park in Wadeville. The factory features a 1-ton overhead crane and is equipped with 150 amps of three-phase power, making it ideal for engineering, manufacturing, or fabrication operations.

The workshop area is enhanced by good natural lighting and a generously sized roller shutter door for easy access. The premises also include a clean and professional reception area, dedicated staff change rooms, and additional factory amenities. Secure

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	5 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	150

#### Exterior

Basement Parkings	4
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#### Sizes

Floor Size	550m <sup>2</sup>
Land Size	550m <sup>2</sup>
Building Height	7m