



**Robin Mulligan**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 121 152 0)  
**0713556301**

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

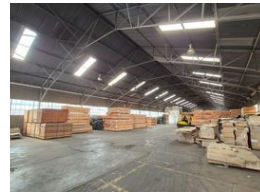
Contact Head Office

**010 0354431**

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



Web Ref CL14271



**R167,240 pm**

**Gross Monthly Rental R167,240 Excl. VAT**



6



30

### High-Performance 4,181m<sup>2</sup> Warehouse in Heriotdale

Position your business for success in this well-located industrial facility offering 4,181m<sup>2</sup> of versatile space. The warehouse is divided into three high-clearance sections with durable flooring, excellent natural lighting, and a robust 300-amp three-phase power supply. With direct access to major highways, it's ideally suited for manufacturing, logistics, or storage operations.

The property includes a modern office block with a professional reception area, boardrooms, and private offices in excellent condition. Additional features such as separate staff ablutions, a large paved yard with dual gated access for super-links, secure

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	300

#### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	30

#### Sizes

Floor Size	4,181m <sup>2</sup>
Land Size	7,000m <sup>2</sup>
Building Height	6m