# NEWPOINT PROPERTY GROUP



### Tyrone Varga

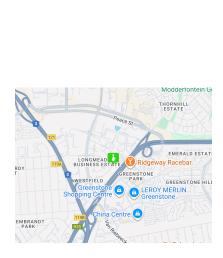
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R37,060 pm

Gross Monthly Rental R37,060 Excl. VAT





# High-Visibility Showroom/Warehouse To Let on Busy Main Road

Position your business for maximum exposure with this versatile showroom or warehouse space, ideally located along a busy main road with quick access to the N3 via Modderfontein Road. The property offers double-volume height, excellent natural light, and dependable three-phase power, making it perfectly suited for retail, distribution, or light industrial use. Ample on-site parking and 24-hour security ensure both convenience and peace of mind in this sought-after area.

Inside, the layout is designed to support smooth operations. Two upstairs offices provide a clear view of the warehouse floor, while a ground-floor office with a built-in sales counter is ideal for engaging with walk-in customers. Ablution facilities are available for

#### **Features**

Zoning Industrial

interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	436m <sup>2</sup>
Power Amps	100	Open Parking Bays	25	Land Size	2,000m <sup>2</sup>