# NEWPOINT — PROPERTY GROUP



#### Marcel Carneiro

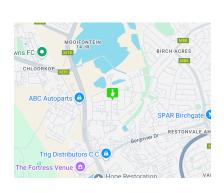
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R46,683 pm

Gross Monthly Rental R46,683 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





## A-Grade 513m<sup>2</sup> Industrial Warehouse to let in Chloorkop

Situated in the sought-after Chloorkop industrial node, this A-grade 513m² warehouse is now available To Let. The facility features excellent height to eaves, ample natural lighting, and a large roller shutter door for seamless access. Equipped with a reliable 125-amp, three-phase power supply, this space is ideal for businesses requiring efficient energy use and optimal storage capacity.

The modern office component includes a welcoming reception area, open-plan workspaces, private offices, a boardroom, kitchen facilities, and male and female restrooms. Secure on-site parking is available for staff and visitors. Conveniently located near O.R. Tambo International Airport with easy access to the N3, R21, and R24 highways, this property offers unbeatable connectivity for

#### **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Floor Loading Cap.	1 Tn/m <sup>2</sup>	Security	Yes	Floor Size	513m <sup>2</sup>
Power 3 Phase	Yes	Covered Parking Bays	4	Land Size	513m <sup>2</sup>
Power Amps	125	Open Parking Bays	4	Building Height	8m