# NEWPOINT PROPERTY GROUP



#### Marcel Carneiro

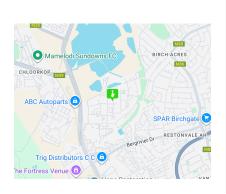
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R46,683 pm

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

Monthly Levy R1 Excl. VAT





## Prime 513m² A-Grade Warehouse to Let in Chloorkop — Exceptional Connectivity & Modern Facilities

Located in the sought-after Chloorkop industrial node, this A-grade 513m² warehouse offers excellent eave height, abundant natural light, and a large roller shutter door for easy access. Powered by a reliable 125-amp three-phase supply, the space is well-suited for efficient storage and industrial operations that demand consistent energy use.

The property also features a modern office area with a welcoming reception, open-plan workspaces, private offices, a boardroom, a kitchen, and restrooms. Secure on-site parking for staff and visitors adds convenience. With close proximity to O.R. Tambo International Airport and major highways including the N3, R21, and R24, this location provides outstanding connectivity for

Yes

#### **Features**

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m² Security
Power 3 Phase Yes Covered Parking Bays
Power Amps 125 Open Parking Bays

Exterior

Sizes Floor Size

Land Size 513m²
Building Height 8m

513m<sup>2</sup>