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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609

3,000m<sup>2</sup> Factory To Let in Kliprivier



Web Ref TL3000KLIP



**R240,000 pm**

**Gross Monthly Rental** R240,000 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



0



50

## 3000m2 New Development in Kliprivier Business Park

This new development measures approx 3000m2 under roof on a 6116m2 stand. With excellent height to the eaves of approx 13m to the eaves and unobstructed warehouse floor as there are no columns. The property will have ample yard space, large roller shutter doors and Superlink access. as well as being capable to have overhead cranes on request.

This is a new development and construction will commence on signature of a lease agreement, construction is expected to take between 6-9 months to complete.

Take advantage of being the first tenant to occupy a brand new facility in a secure industrial business park.

Kliprivier Business Park is situated just minutes off the R59 highway and allows ease of access to major routes going north and south of Johannesburg.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes

### Exterior

Security Yes  
 Open Parking Bays 50

### Sizes

Floor Size 3,000m<sup>2</sup>  
 Land Size 6,116m<sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Air Conditioner Air Conditioning Unit Alarm System