



**Nathan Broodryk**  
 0844223210  
[nathan@newpointproperty.co.za](mailto:nathan@newpointproperty.co.za)

Contact Head Office

010 0354431

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

## 296m<sup>2</sup> Warehouse To Let in Clayville



Web Ref NB296GIE3TCC



R22,200 pm

Gross Monthly Rental R22,200 Excl. VAT

 0  2

### 296sqm warehouse No Loadshedding

This 296-square-meter property is situated in a secure industrial park in Clayville, offering a well-balanced layout with a 90/10 split between warehouse and office space. The spacious warehouse includes a 5-meter roller door for easy access and is equipped with dedicated staff bathrooms, making it ideal for light industrial or logistical operations. A pedestrian door connects the warehouse directly to the office area, ensuring smooth internal movement.

The office section features a kitchen and bathroom, providing comfort and convenience for administrative staff. There is also ample space for a reception and waiting area, creating a professional and welcoming environment for clients and visitors.

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 63

#### Exterior

Security Yes  
 Open Parking Bays 2

#### Sizes

Floor Size 296m<sup>2</sup>  
 Land Size 4,000m<sup>2</sup>

