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



Web Ref TL6GIE\_u7



R22,200 pm

Gross Monthly Rental R22,200 Excl. VAT



### Neat Warehouse in Secure Industrial Park, Clayville

Discover the potential of this 296m<sup>2</sup> industrial unit, ideally situated in a secure business park in Clayville. Designed for light industrial use or logistics operations, the space offers a practical 90/10 warehouse-to-office split. The warehouse is equipped with a 5-meter roller shutter door for smooth loading and offloading, along with dedicated staff ablutions and a convenient pedestrian link to the office area, ensuring efficient internal workflow.

The office section includes a kitchenette, private bathroom, and a flexible area that can serve as a reception or waiting room—providing a comfortable and professional environment for administrative tasks or client interaction. Well-maintained and

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	63

#### Exterior

Security	Yes
Open Parking Bays	3

#### Sizes

Floor Size	296m <sup>2</sup>
Land Size	100,000m <sup>2</sup>

