

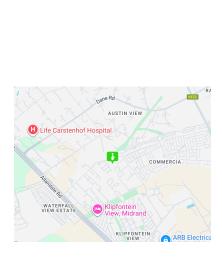


Warrick Botha 0849752023 warrick@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R79,040 pm

Gross Monthly Rental R79,040 Excl. VAT





## 1 216m2 Warehouse TO LET in Midrand

This 1,216m2 industrial warehouse in Commercia, Midrand offers a well-balanced mix of functionality and modern design. The facility is equipped with three-phase power, making it suitable for a wide range of industrial and manufacturing operations. The warehouse space is complemented by dedicated office areas, ensuring businesses can manage both administrative and operational tasks seamlessly under one roof. A mezzanine floor provides additional storage or workspace options, maximizing efficiency and use of vertical space.

The property is designed with practicality in mind, featuring excellent natural lighting throughout, which enhances the working environment and helps reduce energy costs. The layout allows for smooth workflow and flexibility, whether the space is used for

## **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Floor Loading Cap.	1 Tn/m <sup>2</sup>	Security	Yes	Floor Size	1,216m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	4	Land Size	6,000m <sup>2</sup>
Power Amps	80				

## Extras

24 Hour Response Guard House Guard Boomed Area Balcony Warehouse Office