

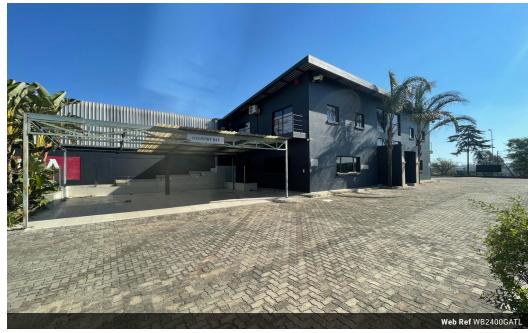


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R168,000 pm

Gross Monthly Rental R168,000 Excl. VAT





## 2 400m2 Industrial Workshop Available To let in Glen Austin, Midrand.

This 2,400m² industrial property in Glen Austin AH, Midrand, presents an excellent opportunity for businesses seeking a well-located and functional facility. The warehouse boasts a spacious, open-plan layout with excellent natural lighting, creating a bright and energy-efficient working environment. Two large roller shutter doors provide easy access for loading and offloading, making the space ideal for warehousing, logistics, or light manufacturing operations. The property is equipped with three-phase power, catering to a variety of industrial needs.

Complementing the warehouse is a very neat office component, offering a professional space for administration and operations. The office area is well-maintained and provides a comfortable working environment for staff and management. Ample parking

## **Features**

**Zoning** Industrial

Interior		Exterior		Sizes	
Floor Loading Cap.	1 Tn/m <sup>2</sup>	Security	Yes	Floor Size	2,400m <sup>2</sup>
Air Conditioning	Yes	Open Parking Bays	16	Land Size	4,300m <sup>2</sup>
Power 3 Phase	Yes				
Power Amps	125				

## Extras

24 Hour Response Air Conditioner Air Conditioning Unit Boomed Area Guard Guard House Balcony

