



**Warrick Botha**  
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Contact Head Office

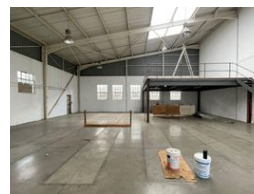
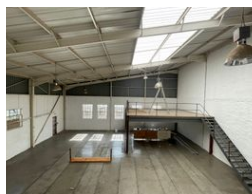
010 0354431

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

422m<sup>2</sup> Warehouse To Let in Kyalami



Web Ref WB422KBPTL



R40,090 pm

Gross Monthly Rental R40,090 Excl. VAT

6 4

## 422m<sup>2</sup> Unit Available TO LET in Kyalami

This 422m<sup>2</sup> unit in Kyalami Park, Midrand, offers a practical and versatile space ideal for light industrial, warehousing, or distribution operations. The warehouse section features good height, allowing for efficient stacking or storage, and is easily accessible via a large roller shutter door. The space is designed for smooth operational flow, providing flexibility for a variety of business needs.

The unit also includes a neat office component, perfect for administrative tasks and day-to-day management, as well as ablution facilities for staff convenience. Multiple parking bays are available on-site, ensuring easy access for employees and visitors. Situated in the secure and sought-after Kyalami Park, the property benefits from excellent connectivity to major routes such as the

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	4

### Sizes

Floor Size	422m <sup>2</sup>
Land Size	1,500m <sup>2</sup>

### Extras

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



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