



Warrick Botha
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Contact Head Office

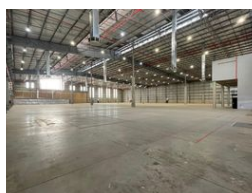
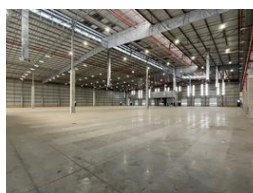
010 0354431

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

8,518m² Warehouse To Let in Waterfall



Web Ref CL12685



R894,390 pm

Gross Monthly Rental R894,390 Excl. VAT
Monthly Rates R93,698 Excl. VAT

Monthly Levy R34,072 Excl. VAT



0



134

AAA-Grade 8,518m² Industrial Facility in Prime Waterfall Location

This premium 8,518m² industrial property in Waterfall, Midrand, is designed for seamless logistics, distribution, and manufacturing operations. Featuring exceptional warehouse height, multiple roller shutter doors, and dock levelers, the facility ensures optimal workflow efficiency. A cutting-edge sprinkler system enhances safety and compliance, while the expansive yard allows for easy vehicle maneuvering and outdoor storage. Dedicated parking bays add further convenience for staff and visitors.

The modern office component provides a professional workspace with multiple ablution facilities, supporting operational efficiency. With 24-hour security and surveillance, this facility offers a secure working environment. Strategically positioned near

Features

Zoning Industrial

Interior

| | |
|--------------------|---------------------|
| Floor Loading Cap. | 1 Tn/m ² |
| Air Conditioning | Yes |
| Power 3 Phase | Yes |
| Power Amps | 150 |

Exterior

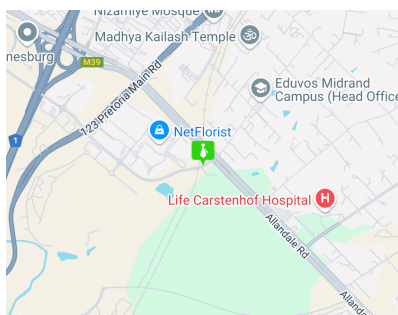
| | |
|-------------------|-----|
| Security | Yes |
| Open Parking Bays | 134 |

Sizes

| | |
|------------|----------------------|
| Floor Size | 8,518m ² |
| Land Size | 17,289m ² |

Extras

24 Hour Response Guard House Guard Boomed Area



<https://www.newpointproperty.co.za>