



**Martin Montgomery**

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Contact Head Office

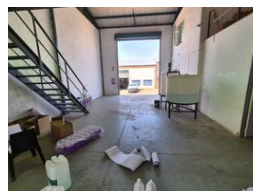
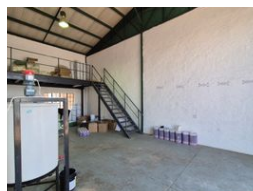
010 0354431

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

## 225m<sup>2</sup> Warehouse To Let in Kya Sands



Web Ref MM225TLKSU16



R13,050 pm

Gross Monthly Rental R13,050 Excl. VAT

Monthly Levy R1,430 Excl. VAT



0



4

## 225m<sup>2</sup> Warehouse To Let in Secure Park

225m<sup>2</sup> Warehouse To Let in a highly secure park located in the Kya Sands area. This spacious unit boasts a large roller shutter door for easy access and efficient loading/unloading. Benefit from the advantage of 3-phase power supply. The ground floor features a cozy reception area with a bathroom, while upstairs, you'll find two offices and an additional bathroom.

The warehouse floor offers a smooth surface, perfect for seamless operations, and the generous height ensures ample vertical storage space. Not to mention, the convenience of staff ablutions equipped with showers. Don't miss out on this incredible space!

## Features

**Zoning** Industrial

### Interior

|               |     |
|---------------|-----|
| Power 3 Phase | Yes |
| Power Amps    | 80  |

### Exterior

|                   |     |
|-------------------|-----|
| Security          | Yes |
| Open Parking Bays | 4   |

### Sizes

|                 |                   |
|-----------------|-------------------|
| Floor Size      | 225m <sup>2</sup> |
| Land Size       | 225m <sup>2</sup> |
| Building Height | 8m                |



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