



**Martin Montgomery**

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## 346m<sup>2</sup> Warehouse To Let in Kya Sands



Web Ref MM346U18KSIV



R16,656 pm

Gross Monthly Rental R16,656 Excl. VAT

Monthly Levy R1,200 Excl. VAT



## 346m<sup>2</sup> Warehouse To Let in Secure Park in Kya Sands

This well-maintained 346m<sup>2</sup> warehouse is now available to let in the sought-after Kya Sands industrial node. The facility features a large on-grade roller shutter door for easy access, smooth level flooring, good height to the eaves, and ample natural lighting. Equipped with three-phase power, staff ablutions, and a changing room, the warehouse is designed for efficiency. The secure industrial park also allows Superlink truck access, ensuring seamless logistics for your business.

The office component is neat and freshly painted, offering multiple office spaces of varying sizes, a kitchenette, and separate male and female bathrooms. Industrial Village Kya Sands is a secure, 24-hour access-controlled park, strategically located near the N1

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	346m <sup>2</sup>
Land Size	10,000m <sup>2</sup>

