



**Martin Montgomery**

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Contact Head Office

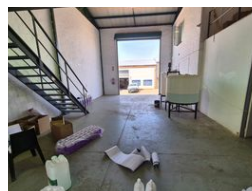
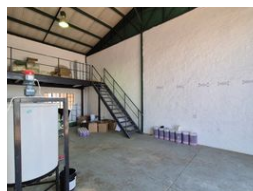
010 0354431

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

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



Web Ref CL13032



R13,050 pm

Gross Monthly Rental R13,050 Excl. VAT

Monthly Levy R1,430 Excl. VAT



0



4

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

This well-maintained 225m<sup>2</sup> warehouse is available in a secure business park in the sought-after Kya Sands area. The unit offers excellent access with a large roller shutter door and is equipped with a 3-phase power supply to support your operational needs. The ground floor includes a welcoming reception area and a bathroom, while the upper level provides two offices and an additional bathroom—ideal for admin or management use.

The warehouse floor is smooth and spacious, with good height for racking or vertical storage. Staff will also benefit from dedicated ablutions with showers. The park features 24/7 security, ensuring peace of mind, with a monthly security fee of R825 (ex. VAT) and refuse charge of R605 (ex. VAT). Don't miss this practical and cost-effective space—contact us today to arrange a

### 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

