



**Martin Montgomery**

Candidate Property Practitioner  
Registered with PPRA  
(FFC 121 152 3)

0818542055

[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

Contact Head Office

010 0354431

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

690m<sup>2</sup> Warehouse To Let in Kya Sands



Web Ref CL13154



R40,020 pm

Gross Monthly Rental R40,020 Excl. VAT

 2  8

## Secure, Move-In Ready 690m<sup>2</sup> Warehouse in Prime Kyasands Location

This well-maintained 690m<sup>2</sup> warehouse, set on a 1,000m<sup>2</sup> stand in the secure, access-controlled Kyasands industrial area, offers the perfect combination of safety, functionality, and convenience. With electric fencing, motion beams, CCTV, and a boomed entrance, your operations are protected around the clock. Available under a dual mandate, the property is ideal for businesses looking for immediate occupation in a professionally managed environment.

Inside, the warehouse boasts a spacious open-plan floor, ample natural light, and a robust mezzanine for additional storage. The office component is thoughtfully designed with a welcoming reception, boardroom, ground-floor and upstairs offices, a kitchen, and modern ablution facilities. Staff conveniences such as changerooms and extra bathrooms enhance the overall efficiency. This

## Features

**Zoning** Industrial

### Interior

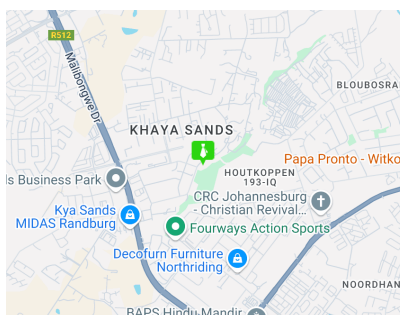
Power 3 Phase Yes

### Exterior

Covered Parking Bays 2  
Open Parking Bays 8

### Sizes

Floor Size 690m<sup>2</sup>  
Land Size 1,000m<sup>2</sup>  
Building Height 10m



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