# NEWPOINT PROPERTY GROUP



#### William Christie

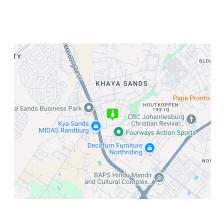
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R30,952 pm

Gross Monthly Rental R30,952 Excl. VAT





## Modern Industrial Unit to let or for Sale in Secure Kya Sands Park

This neat and newly built industrial unit is situated within the secure Kya Sands Business Park. The property offers excellent access through a large front-facing roller door, complemented by a second roller door at the rear that leads to a small private yard area.

The warehouse enjoys abundant natural light, and is fitted with energy-efficient LED lighting, ideal for operations after hours. The park is well-maintained and features 24-hour security, providing peace of mind for both staff and visitors.

Inside, the unit includes a welcoming reception area, modern ablution facilities, a well-appointed kitchen, and neat office spaces. Ample parking is available for both staff and clients.

#### **Features**

Zoning Industrial

Sizes Interior Exterior Floor Loading Cap. 424m<sup>2</sup> 5 Tn/m<sup>2</sup> Yes Floor Size Security 424m<sup>2</sup> Power 3 Phase Yes Land Size **Building Height** Power Amps 80 7m