



**William Christie**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 121 152 2)  
0740552244

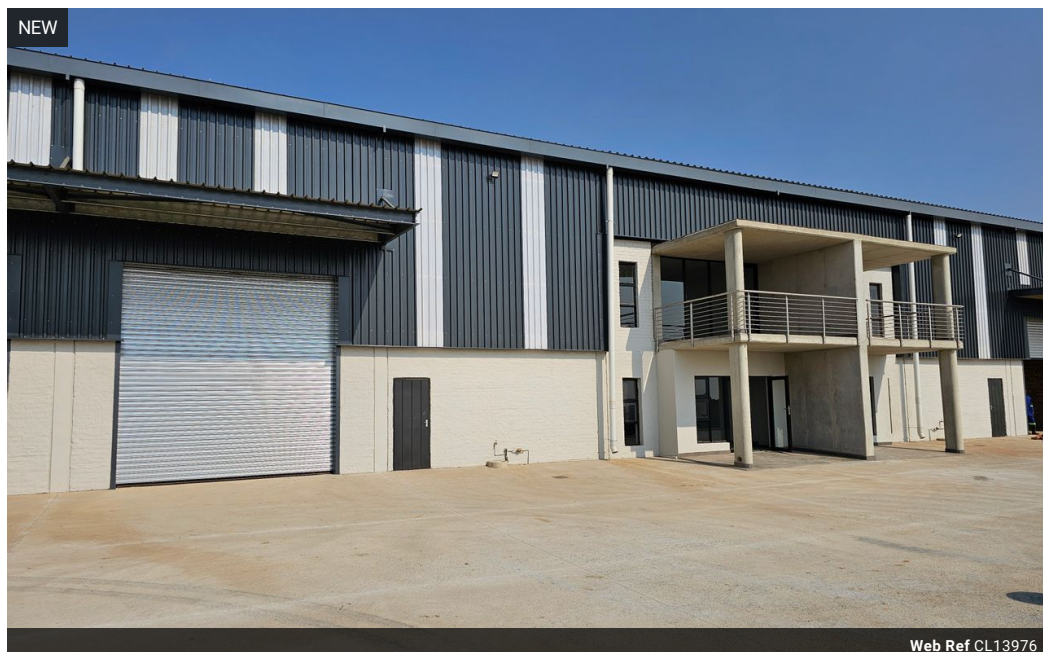
[william@newpointproperty.co.za](mailto:william@newpointproperty.co.za)

Contact Head Office

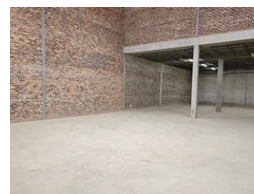
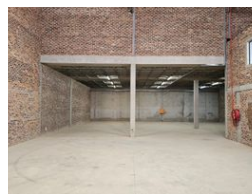
010 0354431

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

575m<sup>2</sup> Mini Factory To Let in Lanseria



Web Ref CL13976



R45,425 pm

Gross Monthly Rental R45,425 Excl. VAT

0 0

## Neat and Modern Industrial Unit To Let in a Growing Industrial Estate

This well-maintained industrial unit is available to let in a newly developed and rapidly growing industrial estate.

The property features 150m<sup>2</sup> of open-plan office space, spread across two levels. This layout allows tenants the flexibility to install drywall partitions to suit their specific needs. Both levels are equipped with toilets, and a kitchenette is conveniently located on the ground floor. The warehouse/factory space offers 425m<sup>2</sup> of clear, open area with easy access through a large roller shutter door. The unit includes separate male and female ablutions, as well as a shower facility.

Energy-efficient LED lighting has been installed throughout, helping reduce operating costs. Located just off the N14 highway, the

## Features

**Zoning** Industrial

### Interior

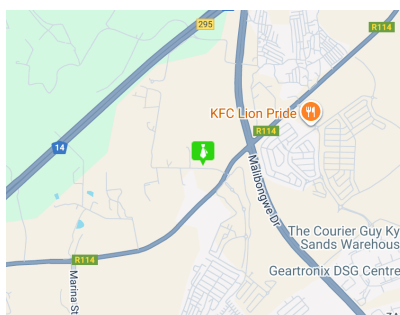
Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 63

### Exterior

Security Yes

### Sizes

Floor Size 575m<sup>2</sup>  
Land Size 575m<sup>2</sup>  
Building Height 7m



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