

Penthouse


## State -Of- The- Art Industrial Property For Rent In Airport Industria


South Africa, Gauteng, Sandton, Industria Road, , 7140,

SALES PRICE


**?Sd 26768918.65**

 1900 qm


 rooms

 bedrooms

 bathrooms

 floors

 qm land area

 car spaces



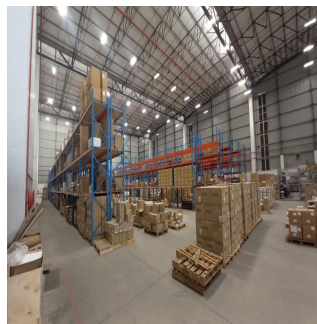
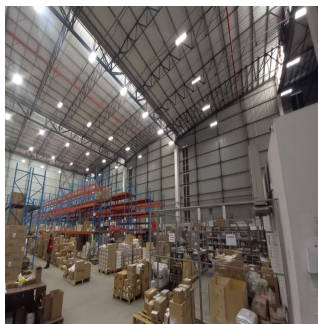
**Lance Lawson**

Bravo Real Estate

Cape Town, South Africa - Local Time



27 71 145 8397



Starting on April 1, 2024, this sizable 3,213 square meter state-of-the-art industrial warehouse in a premium industrial location would be available. This is a fantastic warehouse that meets all requirements. This amazing warehouse is well-designed and contemporary. It has a plenty of yard space, with a large yard and contemporary office space. It is conveniently located near the airport and close to both the N1 and N2, and adjoining arterial roads. This industrial node is attractive to many FMCG and logistics businesses and a growing number of semigration businesses moving to the Western Cape.

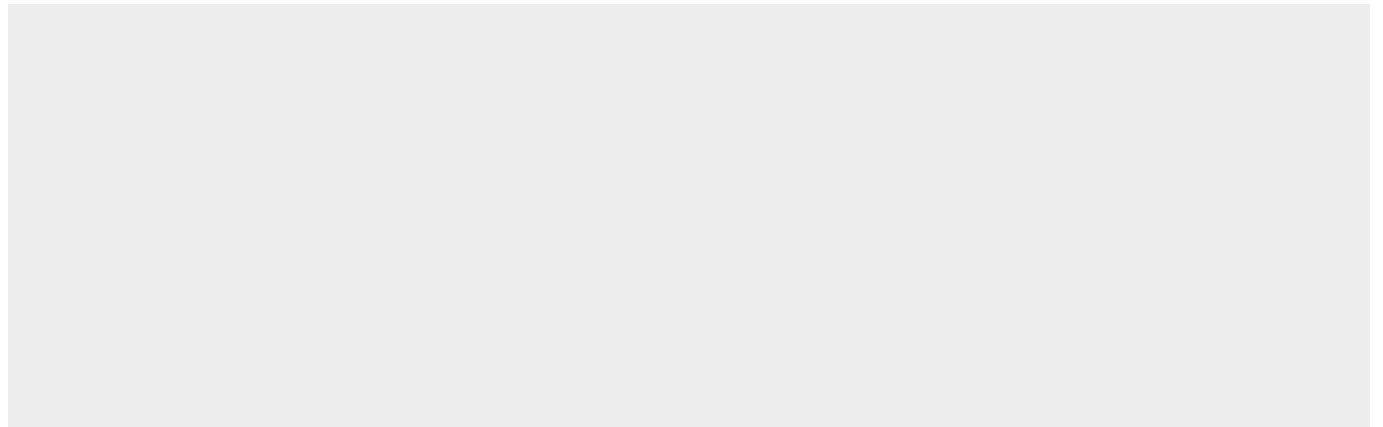
The key features include:

- 3,213m<sup>2</sup> of total Gross Lettable Area (GLA)- Warehouse area: +/-3,000m<sup>2</sup>- Office area: +/-200m<sup>2</sup>- Reception- Parking for visitors- 2 dock levellers with roller doors and canopy- Full climate control ventilation system- FM3 flooring- Fire sprinkler system compliant- Backup pumps and tanks- 3-phase power with 250 Amps- Clear height of 9m to the eaves- Electric fencing and controlled access.- Zoning: General Industrial 1- Rate: R98/m<sup>2</sup> (gross excluding VAT)- Lease period: 3-5 years- Available from 1 April 2024.

Please contact us to set up a viewing appointment or discuss your property requirements.

Available From: 09.03.2024

Floor: 4    Floors: 4    Year Built: 2017    Car Spaces: 4    Year Of Construction: 2017    Type: Office



### Amenities

ID	Property ID
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### Outdoor Amenities