

Penthouse

# Commercial Building For Sale In Durban Central

, , 4001,

SALES PRICE

**ZAR 30000000.00**

- 5201 qm
- rooms
- bedrooms
- bathrooms
- floors
- qm land area
- car spaces



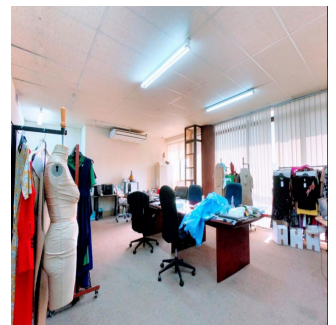
**Judith Mac Nicol**

Pam Golding Properties Durban

Berea, South Africa - Local Time



27 31 308 6700



The building was originally designed as a factory/warehouse space for clothing manufacturing, but it has since been adapted and divided into smaller components to accommodate a variety of uses, including a jewellery workshop, a factory and warehouse (clothing), offices, and a petrol filling station with shop, workshop, and stores.

The several floor levels are organized as follows:Ground floor level.A petrol station with a huge forecourt, shop, workshop, and storage facilities. A mezzanine office is accessible from the shop. A warehouse featuring offices, a workshop, and a small store. A guardhouse has been installed at the bottom of the ramp at Louise Lane. A passageway connects Louise Lane and Derby Street.First floor level.This level includes 34 undercover parking spaces accessed via a concrete ramp from Louise Lane, as well as a small warehouse/factory area.Second and third floor levels.

These levels have been separated into smaller areas to accommodate warehouses, offices, factories, a church, and a crèche.The landlord's offices are on the third floor.Fourth storey (rooftop)A single volume open plan warehouse/factory space with offices and restrooms.Upper floor levels are accessible via a central stairwell, a single lift, and two sets of fire escapes.

