

Penthouse

# Aaa Grade Warehouse For Sale In Rosslyn

, , 0157,

SALES PRICE

## \$ 5645500.00

 8272 qm
  0 rooms
  0 bedrooms
  0 bathrooms

 0 floors
  0 qm land area
  0 car spaces



### Dion Williams

Api Property Group

Sandton, South Africa - Local Time



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AAA grade facility situated on a corner stand in the popular Rosslyn Industrial area within close proximity to major supply routes. Separate access points for receiving and dispatching goods which leaves no congestion. 6,000 sqm Warehouse area consisting of the following: - 10 sqm free stack height. - Loading/unloading areas with multiple roller shutter doors and four docking bays with dock levelers. - Control office for security and general administration. - Manager office with open plan area for additional staff. 1,122 sqm Office areas on 2 duplicate designed floors, each consisting of the following: - Boardroom - Four closed offices - Large open plan area for twelve workstations - Open plan filing/store room - Kitchen with store room - Ablution facilities (Ladies, gents & disabled separate - ladies ablutions has 2 showers and 190 lockers, gents ablutions has 83 lockers) - Server room in ground floor office area Additional facilities include: - Double volume reception/waiting area - 90 sqm canteen and separate "green" area seating 16 people - 500,000 litres reservoir for fire protection - Backup generator Security: - Separate security control room - Full access control - Twenty eight cameras all around the property - Biometrics access control on all gates and doors - Intercom system with reception at gate Parking: - 30 separate undercover parking for staff - Visitor's open parking bays - Demarcated disabled parking

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