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Web Ref CL18417



R38,000 pm

Gross Monthly Rental R38,000 Excl. VAT

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## 393m<sup>2</sup> WAREHOUSE TO LET IN STIKLAND

BRAND NEW 393m<sup>2</sup> A-GRADE WAREHOUSE IN STIKLAND - AVAILABLE IMMEDIATELY!\*\*

Perfectly located in the heart of Stikland Industrial, this warehouse offers excellent visibility, signage opportunities, and accessibility to key routes like the N1, R300, La Belle Road, and Bottellary Road.

### \*\*Warehouse Features:\*\*

- \*\*Size:\*\* 393m<sup>2</sup>
- \*\*Accessibility:\*\* Easy truck access via main routes.
- \*\*Office Space:\*\* Large reception area and open-plan office upstairs.
- \*\*Mezzanine:\*\* Extra workspace or storage.
- \*\*Power:\*\* 3-phase electricity with 63 amps.
- \*\*Loading:\*\* Large roller shutter door.
- \*\*Light & Height:\*\* Excellent natural light and height to eaves.
- \*\*Comfort:\*\* Air-conditioned office areas.
- \*\*Utilities:\*\* Pre-paid electricity.

## Features

<b>Building Name</b>	Unit 1			<b>Sizes</b>	
<b>Zoning</b>	Industrial			<b>Floor Size</b>	393m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		<b>Building Height</b>	7m
Air Conditioning	Yes	Security	Yes		
Power 3 Phase	Yes	Open Parking Bays	3		
Power Amps	63				

