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 7441



Web Ref CL18686



R162,000 pm

Gross Monthly Rental R162,000 Excl. VAT

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## 2162m2 WAREHOUSE WITH YARD TO LET IN STIKLAND

**\*\*2162m2 Industrial Warehouse with 994m2 Yard To Rent - High Visibility in Stikland\*\***

This expansive 2162m2 industrial warehouse, coupled with a 994m2 yard, offers **\*\*prime visibility, excellent signage opportunities, and exceptional exposure\*\*** in the heart of Stikland. Ideally located with easy access to **\*\*Strand Road, La Belle Road, R300, and the N1\*\***, this property is perfect for businesses that require both accessibility and ample space.

- \*\*Ideal For:\*\***
- Warehousing
  - Distribution
  - Light manufacturing
  - Various commercial purposes

- \*\*Key Features:\*\***
- **\*\*Reception area\*\*** with waiting space
  - **\*\*Kitchenette\*\*** and air conditioning
  - **\*\*Security gate\*\*** for controlled access
  - **\*\*Two large offices\*\*** plus five standard warehouse offices
  - **\*\*Ablutions for office staff\*\***

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	630

### Exterior

Security	Yes
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### Sizes

Floor Size	2,162m <sup>2</sup>
Building Height	6m

