



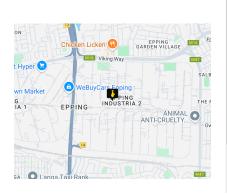
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Gross Monthly Rental R22,500 Excl. VAT





300m2 INDUSTRIAL WAREHOUSE TO LET IN EPPING INDUSTRIAL

This prime location offers convenient 24-hour security-controlled access, ensuring peace of mind for businesses. An on-site cafe provides easy access to food and drinks.

Property Features:

- -Available from 1 June 2025 (one month's notice can be negotiated) -3.7m High roller door -80 AMPS of 3-phase power

- -Large reception/office space leading into the warehouse
- -4m eaves height and 6m to apex
- -45m2 mezzanine level
- -Insulated roofing
- -Good natural lighting -Kitchenette
- -3 x toilets
- -1 x shower -4 y narking have

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	300m²
Power 3 Phase	Yes	Open Parking Bays	4	Building Height	6m
Power Amps	80	Parking Ratio	1 bays / 100		
			m²		