



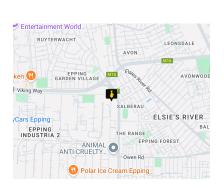
## Gavin Rudolph

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R24,725 pm

Gross Monthly Rental R24,725 Excl. VAT





## 340m² Warehouse To Let in Epping Industrial

This industrial unit is strategically located in a secure truck-friendly park with 24/7 security, offering excellent accessibility to major freeways and public transport. Ideal for manufacturing, engineering, storage, or distribution operations, it combines practicality with cost-efficiency in a well-designed space.

Key features include:

- -Large, double volume warehouse with additional stacking space -Natural skylight for reduced electricity costs
- -Office configuration: 2 front offices and 1 upstairs office
- -20sqm mezzanine level
- -Large container roller jackknife door
- -3-Phase 100Amps power supply
- -4 customer parking bays-Staff ablutions with shower
- -Workers changing room

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	340m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	4	Building Height	7m
Power Amps	100	Parking Ratio	1 bays / 100 m²		