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Web Ref CL18761



R70,840 pm

Gross Monthly Rental R70,840 Excl. VAT

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## 770m2 WAREHOUSE TO LET IN ATLAS GARDEN

770m2 Warehouse in Atlas Gardens - Prime Visibility & Access

This 770m2 warehouse is positioned at a major intersection in Atlas Gardens, offering exceptional visibility and signage opportunities. Perfect for businesses seeking exposure and easy accessibility, the unit is ideal for warehousing, distribution, light manufacturing, and various commercial uses.

With a well-balanced combination of office and warehouse space, this unit benefits from excellent natural light and a practical layout designed for efficiency.

### Key Features:

- \*\*Spacious Reception Area\*\*
- \*\*Standard Office Space\*\*
- \*\*Ablutions for Office & Warehouse Staff\*\*
- \*\*Kitchenette with Hot Water Geyser\*\*
- \*\*Large Roller Shutter Door for Easy Access\*\*
- \*\*Excellent Natural Light & Ventilation\*\*

## Features

<b>Building Name</b>	Unit G			<b>Sizes</b>	
<b>Zoning</b>	Industrial			<b>Floor Size</b>	770m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		<b>Building Height</b>	11m
Air Conditioning	Yes	Security	Yes		
Power 3 Phase	Yes	Open Parking Bays	3		
Power Amps	60				

