



## Gary Vos

Non-Principal Property Practitioner . Registered with PPRA (FFC 115 505 6) 082 880 2242 gary.v@rawson.co.za



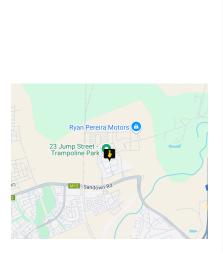
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R99,040 pm

Gross Monthly Rental R99,040 Excl. VAT





## 1238m2 PRIME WAREHOUSE WITH CONTAINER ACCESS TO LET IN RIVERGATE

Warehouse unit to let strategically located in Rivergate Industrial Park. This premium property offers good security with 24-hour access control in a fully enclosed business park setting.

The property features:

- 2 x Spacious reception areas
- 2 x Large upstairs office space 4 x admin ablutions
- 4 factory toilets
- Insulated roof for climate control
- 2 x 4.5m high roller shutter door
- 250 amps 3-phase power (125A + 125A)
- 6m eaves height for maximum storage capacity
   8.7m high roof pitch
  Dedicated yard area accommodating container trucks

Yes

Yes

250

- High-standard finishes throughout

**Building Name** Zoning

Units 2 + 3, 31 Columbus Crescent Industrial

Interior

Air Conditioning Power 3 Phase Power Amps

Security Open Parking Bays Parking Ratio

Exterior

Yes 12 1 bays / 100 m<sup>2</sup>

Sizes Floor Size **Building Height** 

1,238m<sup>2</sup> 9m