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Web Ref CL18780



**R41,600 pm**

Gross Monthly Rental R41,600 Excl. VAT

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**520m2 BRAND NEW A-GRADE WAREHOUSE WITH LARGE TRUCK ACCESS**

This well-designed warehouse offers immediate occupation in the Rivergate Industrial Park. The property features a functional reception/showroom area, spacious upstairs office with private office suite, and a fully fitted kitchen to meet your business needs.

- Key Features:
- 80 amp 3-phase power supply
  - 5m high x 4m wide roller door providing direct warehouse access
  - 7.5m eaves with 9m pitch for maximum storage capacity
  - Immediate occupation available
  - Versatile space suitable for various business operations
  - 1 factory toilet and 1 admin toilet

Rivergate Industrial Park is conveniently located on Sandown Road with quick and easy access to N7 Interchange, N1 and N2 highways. Rivergate industrial offers comprehensive security features including electric fencing, 24-hour security monitoring via

**Features**

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 80

**Exterior**

Security Yes  
Open Parking Bays 7  
Parking Ratio 1 bays / 100 m<sup>2</sup>

**Sizes**

Floor Size 520m<sup>2</sup>  
Building Height 9m

