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NEW



Web Ref CL18821



R48,160 pm

Gross Monthly Rental R48,160 Excl. VAT

0 6

## 602m<sup>2</sup> | PREMIUM WAREHOUSE TO LET | RIVERGATE

Strategically positioned warehouse unit available for lease in Rivergate Industrial Park. This high-quality facility offers enhanced security with round-the-clock access control within a fully enclosed business complex.

### Property Highlights:

- Welcoming reception area
- Expansive office space on upper level
- Separate administrative bathroom facilities
- Two factory restrooms
- Temperature-regulated environment with roof insulation
- 4.5m roller shutter door
- 100 amp three-phase electrical capacity
- 6m eaves height maximizing storage potential
- 8.7m roof apex
- Dedicated exterior space accommodating container vehicles
- Superior quality finishes throughout

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	6
Parking Ratio	1 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	602m <sup>2</sup>
Building Height	9m

