



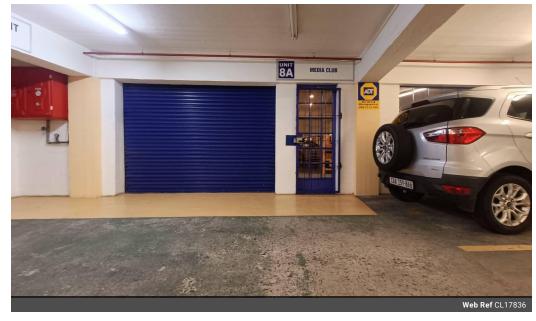
## Gavin Rudolph

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Gross Monthly Rental R15,900 Excl. VAT





## 207m2 WAREHOUSE / OFFICE / DESIGN STUDIO / LIGHT MANUFACTURING TO LET IN **OBSERVATORY**

St Michaels Park offers a selection of secure business and light industrial units centrally located in the vibrant suburb of Observatory. The park boasts easy access to major routes, including the N2 via Liesbeek Parkway and the N1 via the M5, ensuring seamless connectivity for your operations. Unit 8A presents an exceptional opportunity for businesses seeking a well-appointed and secure premises

- Intercom-controlled secure pedestrian access directly from St Michaels Road
- Intercom controlled pedestrian and drive-in access via the main Howe Street entrance
- 2.1m Roller-shutter door for convenient drive-in access
- 60 Amps of 3-phase power, with on-site electrical substation for easy upgrades Fully carpeted office component with a kitchenette

Zoning Industrial

Sizes Interior Exterior Power 3 Phase 207m<sup>2</sup> Floor Size Yes Security Yes Power Amps 60 Covered Parking Bays Parking Ratio 1 bays / 100 m²

