



**Alberton, Gauteng**

**Warehouse/Factory TO LET  
with a 10 Ton Crane in  
Alrode!**



This neat, well maintained and naturally well-lit factory measures 1,300sqm available for immediate occupation in the heart of Alrode. This unit forms part of a larger industrial complex with its own access directly onto the street with a large paved yard running the full length of the workshop. It has a large power supply and a 10 ton crane that runs along the full length of the factory. Price excludes VAT and Utilities. Alrode is close to Newmarket and is a heavy industrial hub that is accessible via the N3 and R59 Highways. Wadeville is in close proximity. The area has good power supply that is competitively priced. Close to all amenities including the New Market Shopping Mall, Union Hospital, Meyersdal, Brackenhurst and Brakendowns all within a 5 minute drive.

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**R52,000 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R40

**FEATURES**

Gross Monthly Rental Available From Lease Period	R52,000 Excl. VAT Negotiable Negotiable
Building Size (m <sup>2</sup> )	1,300
Building Height (m)	8
Zoning	Industrial
Security	Yes
Open Parkings	10
Power 3 Phase	Yes
Power Amps	400
Air Conditioning	No

**WEB REFERENCE NO.**  
**CL7654**

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