



Midrand, Gauteng

**Industrial-Chic Workspace
with Mezzanine in Prime
Location**



This industrial-chic workspace offers a spacious open-plan ground floor with an on-grade roller shutter door, making it perfect for deliveries or light manufacturing access. The ground level also features a kitchenette, storeroom, and bathrooms for convenience. Upstairs, a mezzanine level provides additional open-plan space suitable for work or display, along with a second set of bathrooms and another storeroom, creating a flexible environment ideal for creative, industrial, or hybrid office users. Tenants benefit from backup water and a generator at a nominal monthly fee excluding diesel, along with 24-hour security, CCTV surveillance, and controlled access. The unit is fibre-ready, air-conditioned, and includes private facilities, dedicated parking, visitor bays, and landscaped garden areas ideal for relaxation or client meetings. Conveniently located close to major transport routes, the Gautrain, and the airport, this workspace combines practicality with modern functionality.

R40,800 PM
excl. VAT & Utilities
price per m²: R120

WEB REFERENCE NO.
COM25860

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FEATURES

Gross Monthly Rental Available From Lease Period	R40,800 Excl. VAT Negotiable Negotiable
Building Size (m ²)	340
Zoning	Industrial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

CONTACT
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