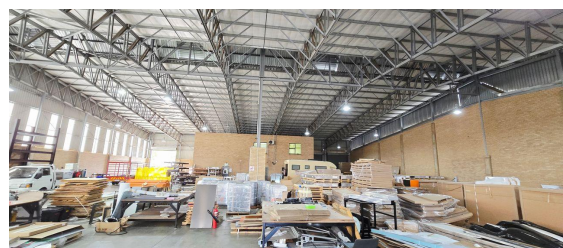
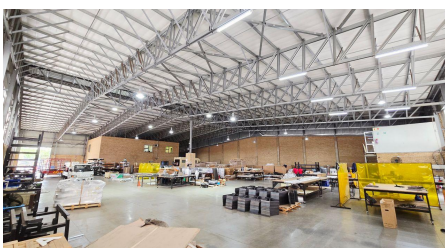
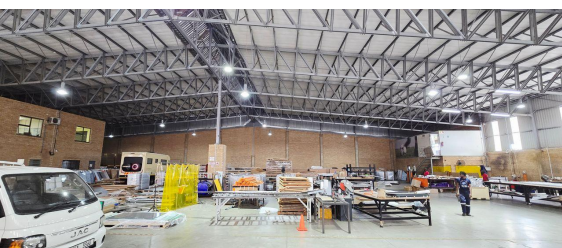
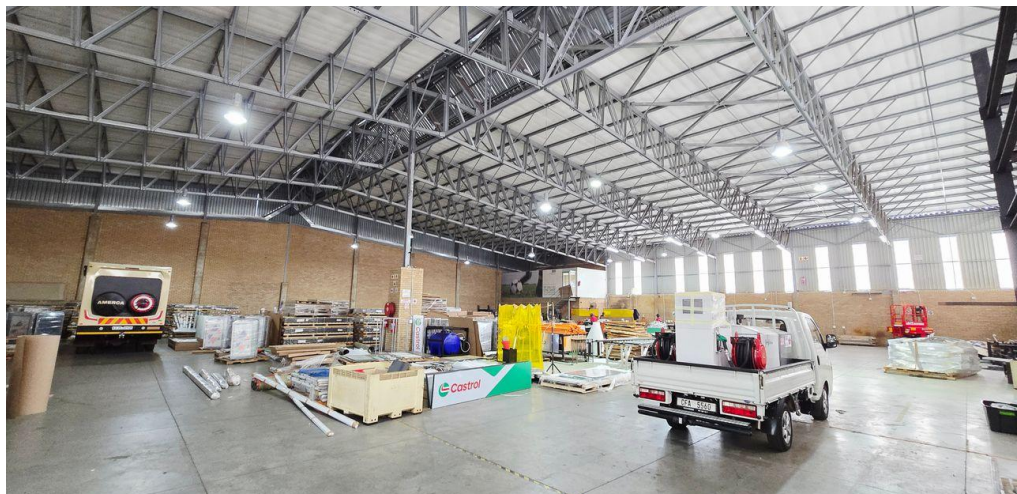




Randburg, Gauteng

**Immaculate 2,424m²
Industrial Warehouse with
Offices**



Available from 1 March 2026, this immaculate standalone industrial facility offers approximately 2,424m² under roof on a 3,800m² stand, combining 1,749m² of warehouse space with 622m² of A grade offices. The office area includes a reception, kitchenette, restrooms, a boardroom or training room, air conditioning, around 25 parking bays, and a 53m² canopy for added convenience. The warehouse provides generous height and space, three high roller shutter doors including one on grade and two with dock levellers for easy truck and super link access, 150 amp three phase power, staff ablutions with showers, a receiving and dispatch area, and plenty of natural light throughout. The property is offered at a monthly nett rental of R192,330.00 plus VAT, with an additional park levy of R2,018.62 plus VAT, rates and taxes of R10,195.30 plus VAT, and a utility management fee of R1,300 plus VAT, making it a secure, efficient, and fully equipped solution for businesses seeking a premium industrial space.

R192,330 PM
excl. VAT & Utilities
price per m²: R79.34

WEB REFERENCE NO.
COM29634

Go to 3cubeproperty.co.za
for more information about this property



FEATURES

Gross Monthly Rental Available From	R192,330 Excl. VAT
Lease Period	March 1, 2026 Negotiable
Building Size (m ²)	2,424
Land Size (m ²)	3,800
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

This is a Nett rental rate of: R79.34/m²
Ops costs: ± R5.58/m² (levy, utility management fee, rates & taxes)
Gross rental rate R84.92/m²

CONTACT
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