



- Total GLA – 7 500sqm
- Warehouse GLA – 6 051sqm
- Office Ground Floor GLA – 1 119sqm
- Warehouse Ablutions/Canteen GLA – 304sqm
- \*Offices can be reduced significantly – Office forms in warehouse as partitions. Can be removed. This will increase warehouse size.
- Building Specifications:
  - Building Height – 13,5m
  - Yard Depth – 40m
  - Parking Bays – 45
  - Dock Doors – 4
  - On Grade Doors – 5
  - Generator – 150kVa
  - Back up Water – 3/5 days of operations
  - Pumps & Tanks – Shared
  - Refuse Yard
  - LED Lighting
- Pricing:
  - Net Rental – R95/sqm
  - Ops costs – R14/R16

**R712,500 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R95

**FEATURES**

Gross Monthly Rental Available From	R712,500 Excl. VAT
Lease Period	Negotiable
Building Size (m <sup>2</sup> )	7,500
Land Size (m <sup>2</sup> )	16,000
Building Height (m)	13
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM29678**

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