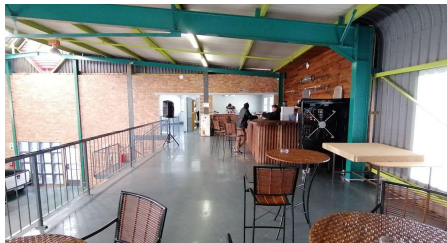




Centurion, Gauteng

**2 390m² Warehouse To Let
in Rooihuiskraal Centurion**



Positioned in Highway Business Park in Rooihuiskraal, Centurion, this 2 390m² industrial warehouse on Park Avenue is available to let and is well suited to distribution, light manufacturing or bulk storage operations. The property comprises a 2 100m² open plan warehouse with approximately 6m height to eaves, raised loading bays, two roller shutter doors, a paved yard with a turning circle for interlink access, and 100 Amps three phase power, supported by loadshedding friendly infrastructure to maintain operational continuity. The 216m² office component includes a reception area, three offices, a boardroom, kitchen and ablutions, neatly separated from the warehouse floor to ensure efficient operational flow and clear zoning. Additional features include a single access point with interlink manoeuvrability, access control boom, onsite security, perimeter fencing, firefighting equipment, air conditioning, and both open and covered parking. Strategically located with direct access to Pretoria Main Road and the N1 highway, the property offers seamless connectivity between Johannesburg and Pretoria, with convenient access toward Samrand and Highveld industrial areas, while nearby amenities such as Grey Owl Shopping Centre and Gateway Corner enhance staff convenience within this established industrial node.

R220,020 PM
excl. VAT & Utilities
price per m²: R95

FEATURES

Gross Monthly Rental Available From	R220,020 Excl. VAT
Lease Period	July 1, 2026 Negotiable
Building Size (m ²)	2,316
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	600
Air Conditioning	No

WEB REFERENCE NO.
COM30226

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



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