



**14,142m<sup>2</sup> Warehouse To Let in Umbogintwini**



12614 square meter warehouse with office to let in Southgate Business Park, Umbogintwini, Durban. 8 tons per sqm warehouse floor loading capacity. Large concrete yard with 1326 sqm canopy for undercover loading. Separate entrance and exit allowing superlink reticulation. All doors on-grade (no dock-levellers) 202 sqm ablution block with warehouse staff facilities. External water tanks and pumps connected to sprinklers. Fantastic warehouse in a secure industrial park. Contact me to view, by appointment only. PPE safety boots and reflective vests required to view. Available November 2024.

Gross Monthly Rental	Lease Period	Availability	Annual Escalation
-	60 months	Specific Date	-

Zoning	Industrial	Power 3 Phase	Yes
Building Name	-	Security	Yes
Floor Size (m <sup>2</sup> )	14,142m <sup>2</sup>	Air Conditioning	Yes
Land Size (m <sup>2</sup> )	24,493m <sup>2</sup>	Parking Bays	-



**Michael Moss**

0737652832

mikem@rasmussenproperties.co.za

Telephone 031 563 1567

Email [admin@rasmussenproperties.co.za](mailto:admin@rasmussenproperties.co.za)

**WEB REF IND1516**

