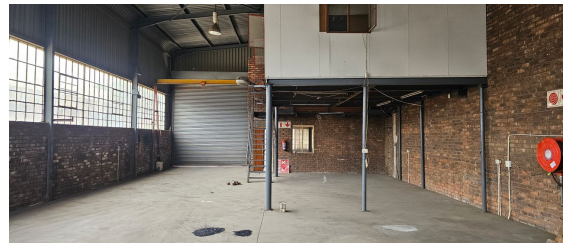
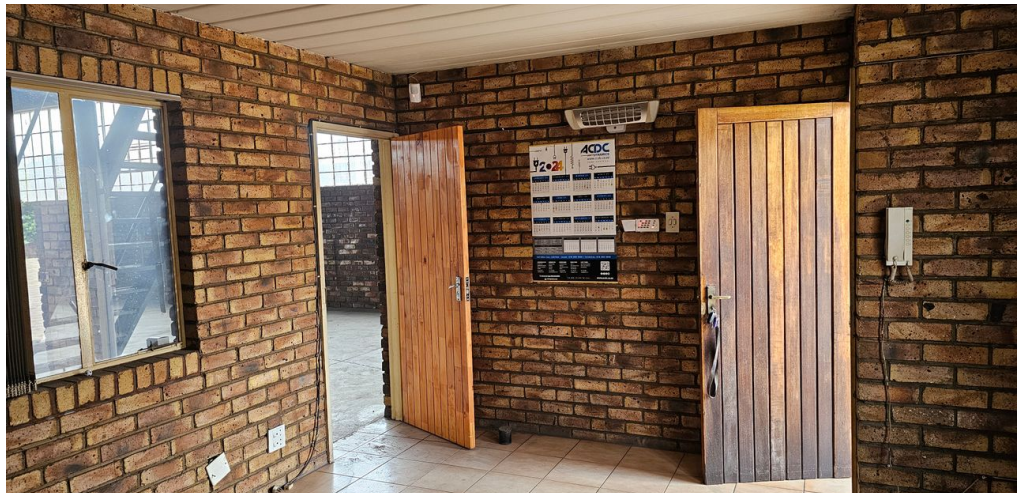


**Alberton, Gauteng**

**NEAT FACTORY TO LET IN ALBERTON NORTH**



This 238sqm factory has a yard area next to the factory that runs the full length of the warehouse. The 5.2 meter high roller shutter door allows trucks to drive into the unit. There is 80 Amps available and has ample ablution facilities with sufficient office to warehouse ratio.

The office component is split over 2 floors. and has a small mezzanine for additional storage. Alberton North is a sort after Industrial node which is positioned a stone throw away from all major highways namely N12, N17 and N3. Alberton CBD is within 2km that has all major shops, banks, schools and hospitals. The brand-new New Market development also housing all major amenities is also within 3km.

**R15,000 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R63

**FEATURES**

Gross Monthly Rental Available From Lease Period	R15,000 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	238
Building Height (m)	7
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21228**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



**CONTACT**  
**HYLTON ATKINSON**

☎ 079 272 7030 / (010) 3006441  
✉ [hylton@3cubeproperty.co.za](mailto:hylton@3cubeproperty.co.za)