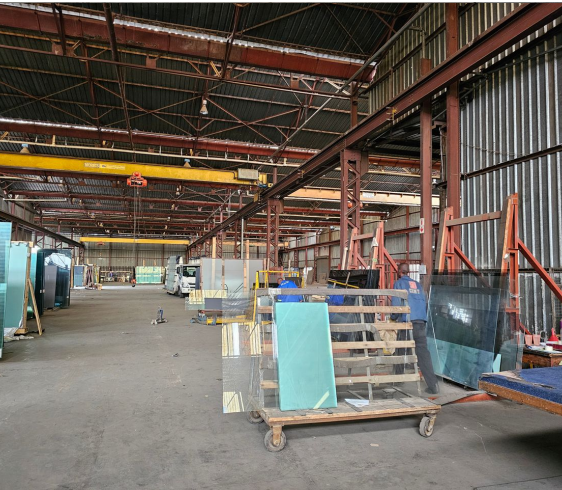


**Alberton, Gauteng**

**PROPERTY TO LET IN  
ALRODE WITH CRANES!!!**



This well sized factory is situated in the heart of Alrode and measures approximately 4300sqm under roof. made up of 3 large bays there is 4 overhead cranes over the first two bays. the property has very good height to the eaves of approximately 7 meters, good solid concrete floors and lots of natural lighting throughout. There is 5 roller shutter door for warehouse access, two of which are docks for Super link access.

Price excludes VAT and Utilities. Alrode is close to Newmarket and is a heavy industrial hub that is accessible via the N3 and R59 Highways. Wadeville is in close proximity. The area has good power supply that is competitively priced. Close to all amenities including the New Market Shopping Mall, Union Hospital, Meyersdal, Brackenhurst and Brakendowns all within a 5 minute drive.

**R150,500 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R35

**FEATURES**

Gross Monthly Rental Available From	R150,500 Excl. VAT
Lease Period	Immediately Negotiable
Building Size (m <sup>2</sup> )	4300
Land Size (m <sup>2</sup> )	5500
Building Height (m)	8
Zoning	Industrial
Security	No
Open Parkings	10
Power 3 Phase	Yes
Power Amps	200
Air Conditioning	No

**WEB REFERENCE NO.  
COM20793**

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



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