

Alberton, Gauteng

**NEAT WAREHOUSE/
FACTORY TO LET IN ALRODE**



This neat 330sqm mini unit to let in Alrode. This property is situated in a secure mini park and has one large roller shutter door for warehouse access. Great height to the eaves of approximately 6 meters and good open spacious floor space. The office component is very usable and consists of private offices, kitchenettes and ablutions for staff. There is 3 phase 80 amps to the property allowing for any manufacturing needs. There is a security levy of R185 pm. The next door unit will also becoming available. Please contact Hylton Atkinson to arrange a viewing.

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.

R15,000 PM
excl. VAT & Utilities
price per m²: R45

FEATURES

Gross Monthly Rental Available From Lease Period	R15,000 Excl. VAT Negotiable Negotiable
Building Size (m ²)	330
Land Size (m ²)	4000
Building Height (m)	7
Zoning	Industrial
Security	No
Open Parkings	5
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	Yes

WEB REFERENCE NO.
COM20622

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



CONTACT
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