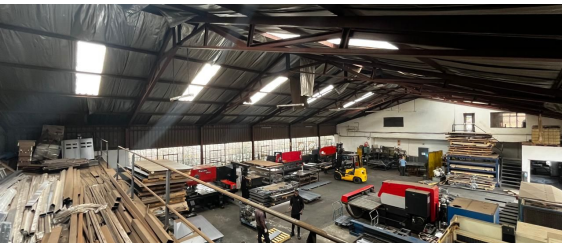


**Boksburg, Gauteng**

**715m<sup>2</sup> Factory with Spacious Yard Available in Anderbolt, Boksburg**



This 715m<sup>2</sup> factory with a large yard is now available for lease in a secure industrial park in the highly desirable Anderbolt area. Designed for efficient operations, the factory offers excellent eave height, plenty of natural light, and a substantial 150amp three-phase power supply, making it ideal for a range of industrial applications. The facility also includes a large on-grade roller shutter door, facilitating easy loading and unloading.

In addition to the main factory floor, the unit offers a spacious reception area, multiple offices, a boardroom, a storeroom, kitchenette, and separate ablution facilities for office and factory staff. Positioned just off Top Road, this location provides easy access to the N12 and N17 highways, ensuring convenient connectivity for logistical needs and business operations.

**R30,000 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R42

**FEATURES**

Gross Monthly Rental Available From Lease Period	R30,000 Excl. VAT Negotiable Negotiable
Building Size (m <sup>2</sup> )	715
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO. COM20813**  
Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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