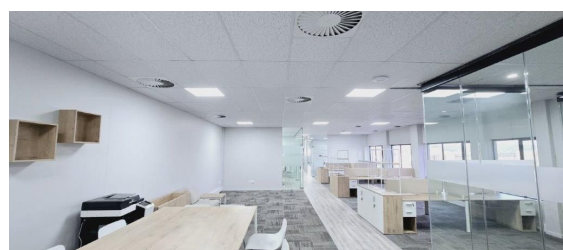
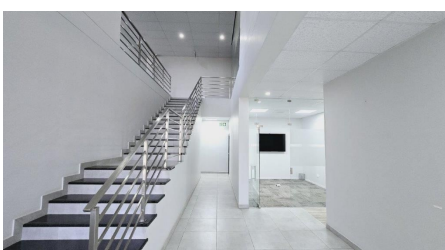
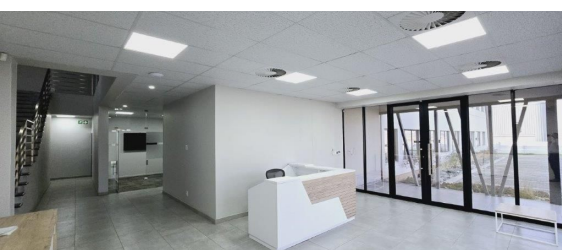


Centurion, Gauteng

**Immaculate Industrial
Property To Let Or For Sale
In Centurion**



This immaculate standalone industrial property, located within a secure business park in Centurion, is available To Let or For Sale. It offers a total GLA of $\pm 2,506\text{m}^2$ on a $14,993\text{m}^2$ stand, with 918m^2 of warehouse space and $1,588\text{m}^2$ of office space. The property includes a modern reception area, approximately 15 offices, 6 assembly rooms/workshops, 2 boardrooms, 3 kitchenettes, restrooms, a shower, air conditioning, and a balcony. The warehouse boasts good height, ample space, and 3-phase plugs, while the property features excellent truck accessibility through a high roller shutter door, a 3-phase 250 amps power supply, parking bays, and a large yard. The property is available To Let at R357,707.50 plus VAT, or For Sale at R40,500,000.00 plus VAT. There is an option to purchase after a 12-month rental period. Additional costs include a levy of R14,993.00 plus VAT (R1 @ $14,993\text{m}^2$), rental of land R127,440.50 Plus VAT (R8,50 @ $14,993\text{m}^2$) and operational costs of R5,012.00 plus VAT (R2 @ $2,506\text{m}^2$). Occupation is available immediately.

R357,707 PM

excl. VAT & Utilities

price per m^2 : R143

FEATURES

| | |
|--------------------------------------------------|-------------------------------------------|
| Gross Monthly Rental Available From Lease Period | R357,707 Excl. VAT Immediately Negotiable |
| Building Size (m^2) | 2506 |
| Land Size (m^2) | 14993 |
| Zoning | Industrial |
| Security | Yes |
| Power 3 Phase | Yes |
| Power Amps | 250 |
| Air Conditioning | Yes |


**WEB REFERENCE NO.
COM21754**

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



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