

This exceptional property has been designed to maximize warehouse space, with a minimal office component. The layout includes a 4,615m<sup>2</sup> warehouse, 490m<sup>2</sup> office area, 105m<sup>2</sup> of site structures, and a guardhouse.

**Key Features and Benefits of Centralpoint:**

- High-speed Fibre Connectivity
- 24-hour on-site security
- Lush, professionally maintained landscaped gardens
- Prime location with easy access to major routes
- Efficient energy use with air conditioning and lighting
- Provision for solar panel installation
- Customizable installation allowance tailored to client needs
- Convenient access to nearby medical facilities, schools, and shopping centers in the greater Midrand area

**Warehouse Specifications:**

- Clear spring height of 11 meters
- 30-meter yard depth for easy maneuvering
- FM2 power-floated warehouse flooring with a 100kN load-bearing capacity

**R325,082 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R85

**FEATURES**


Gross Monthly Rental Available From Lease Period	R325,082 Excl. VAT Negotiable Negotiable
Building Size (m <sup>2</sup> ) Zoning Security	3672 Industrial No
Power 3 Phase Air Conditioning	Yes No

**WEB REFERENCE NO.  
COM20703**

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for more information about this property



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