

**Centurion, Gauteng**

**Prime Industrial Warehouse  
for Lease or Sale in  
Sunderland Ridge, Centurion**



This free-standing industrial warehouse in Sunderland Ridge is available for lease or sale, offering excellent value and functionality. Strategically located with convenient access to the R55, N1, and N14 highways, the property features a reception area, two offices, two sets of ablutions, and a dedicated kitchen for added convenience.

The fully enclosed property includes a paved yard suitable for super-link truck access, two yard entry points, and up to six open parking bays for tenants and clients. Security is enhanced with 24-hour surveillance, access-controlled gates, a night guard, and electric fencing surrounding the perimeter. The property also boasts significant exposure to the main road, with ample signage opportunities for increased visibility.

Situated on the bustling Ellman Street in Sunderland Ridge, Centurion, this industrial property includes a spacious paved stand. The warehouse is equipped with 80 amps of three-phase power, two roller shutter doors, a mezzanine floor, and a storeroom. It also features durable concrete flooring and a 6-meter clearance height, ideal for various industrial activities. A covered loading area further complements the spacious open-plan work floor, making this property versatile for a range of industrial

**R76,000 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R70

**FEATURES**

Gross Monthly Rental Available From Lease Period	R76,000 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	987
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM20709**

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



**CONTACT**  
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