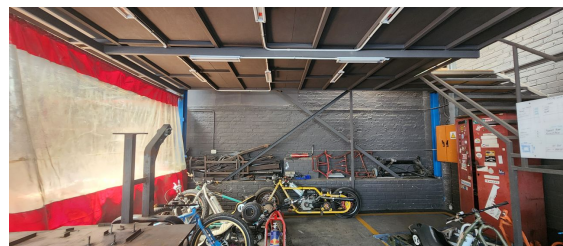
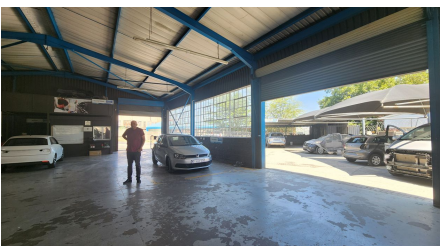
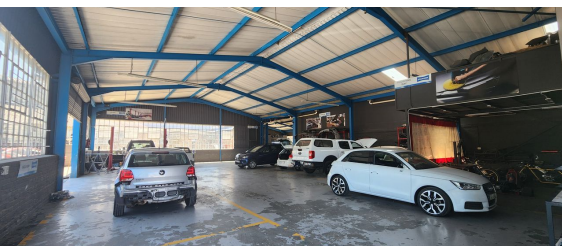
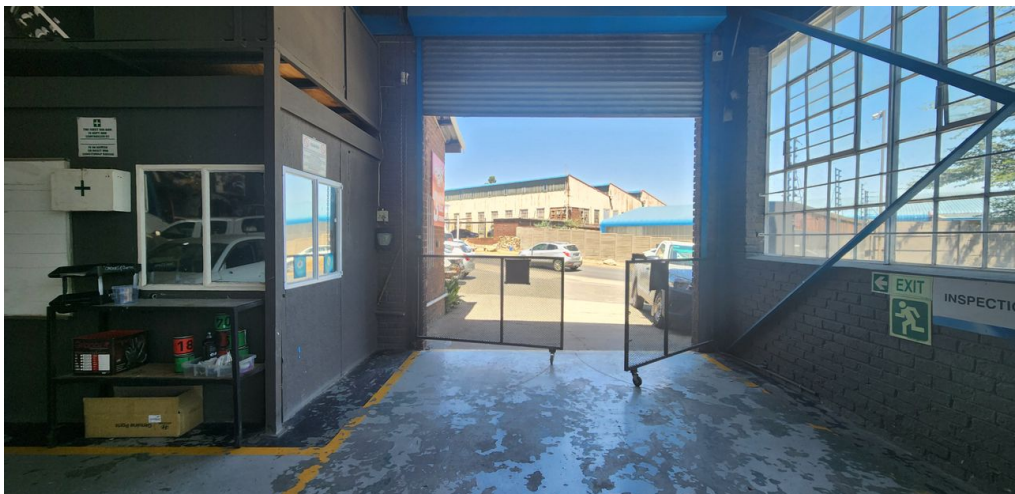


Edenvale, Gauteng

**Industrial Factory/
Warehouse TO LET in
SEBENZA, Edenvale**



This 1000sqm facility can be used as a Factory or for Warehousing purposes. With main road exposure, the property is well situated in the bustling node of Sebenza. 2 x large roller shutters for access into the facility. 3phase power with 150amps. The factory floors are in good condition as well as there being good natural light throughout the factory area. Private gated yard area with covered wash-bay with access to water and covered carports. There is a small mezzanine area inside the factory which can be used for extra storage. Staff ablutions are situated adjacent to the factory and can be accessed by the staff when needed. Toilets, showers and change rooms are all available. Office area comprises of reception area, offices, ablutions and kitchen. Staff and visitor parking available off street. Fixed amp charge - R6500. Refuse removal - R552. Electricity & water metered as per consumption. AVAILABLE 01 February 2025

R55,000 PM
excl. VAT & Utilities
price per m²: R55

FEATURES

Gross Monthly Rental Available From	R55,000 Excl. VAT
Lease Period	Feb. 1, 2025 Negotiable
Building Size (m ²)	1000
Zoning	Industrial
Security	No
Open Parkings	8
Covered Parkings	6
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

WEB REFERENCE NO.
COM21238

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



CONTACT
KEVIN AH SING

☎ 082 225 7621 / (010) 3006441
✉ kevin@3cubeproperty.co.za