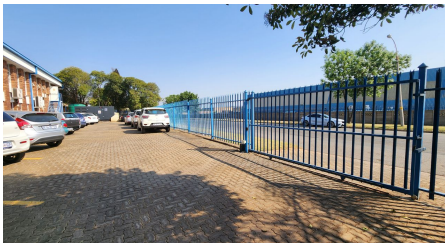




**Kempton Park, Gauteng**

**LARGE FREE STANDING FACILITY TO LET in SPARTAN, KEMPTON PARK**



This extremely well looked after factory/warehousing facility is FOR SALE in the Industrial Node of Spartan, Kempton Park.

Stand size - 6238sqm.  
Under roof size - 4500sqm.

The factory/warehouse area is very neat & in superb condition. 5 roller shutter doors for access via the side yard area. 3phase power with 750amps. Sprinkler system in place. Decent height for racking or stacking with plenty of natural light coming into the premises. The floors are painted and forklift access is achievable. Workable area is divided into 3 sections with a fire wall separating the 2 main factory areas. The storage area at the rear has a mezzanine area for extra storage. Electrical BD boards are situated in each division, as to operate independently from each other. Workers have their own ablutions with showers, canteen and change rooms inside the factory. The Ops office sits on a mezzanine area in the main factory. The property would have multiple purposes, ie. light to heavy manufacturing or warehousing & storage. truck access on the left hand side of the facility. Borehole water available. Building plans on request.

Double volume office block which is in excellent condition and well kept, with ground floor reception area, multiple offices, open planned sales area,

**R247,500 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R55

**FEATURES**

Gross Monthly Rental Available From Lease Period	R247,500 Excl. VAT March 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	4500
Land Size (m <sup>2</sup> )	6283
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	750
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM21115**

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



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