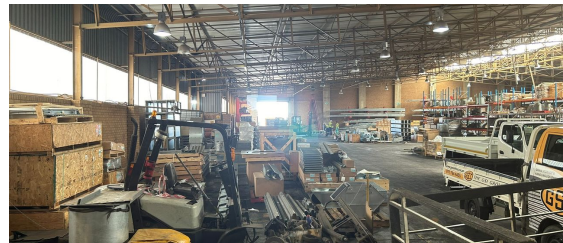


Roodepoort, Gauteng

**Prime Sublet Opportunity In
Laser Park - High Visibility
And Convenient Location**



This exceptional sublet opportunity in the heart of Laser Park provides an ideal space for businesses seeking a professional and productive environment. Strategically located along a main thoroughfare, the premises offer excellent visibility to passing traffic, ensuring strong brand exposure. The standalone warehouse is divided to accommodate two tenants, and the available space covers 40% of the total area, with a dedicated entrance. The layout includes five private offices, a spacious reception area, and an expansive warehouse floor flooded with natural light, perfect for storage, manufacturing, or distribution.

The warehouse is equipped with 3-phase power and features a roller shutter door, providing seamless access for large vehicles. Situated just off Beyers Naude Drive, the property enjoys easy access to the N1 and N14 freeways, as well as nearby public transport and local amenities. This sublet offers a prime location with exceptional connectivity, making it an ideal choice for businesses looking to thrive in the dynamic Laser Park commercial hub.

R99,000 PM

excl. VAT & Utilities

price per m²: R55

FEATURES

Gross Monthly Rental Available From Lease Period	R99,000 Excl. VAT Immediately Negotiable
Building Size (m ²)	1800
Land Size (m ²)	8174
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes


**WEB REFERENCE NO.
COM20864**


Go to 3cubeproperty.co.za

for more information about this property



CONTACT
DONOVAN AKOM

 078 937 6084 / (010) 3006441

 donovan@3cubeproperty.co.za