



**Thabani Ncube**  
071 624 2899  
thabani@skyriseproperties.co.za

Contact Head Office

011 268 2681

First Floor  
Masingita House  
41 West Street, Houghton Estate  
Johannesburg



Web Ref CL902



R21,000,000

 0  0

A great warehouse with great eave height and ample yard space available to purchase

Depending on the requirements of the purchaser, this building could be utilized as one unit or be split three fold:

Option (i) 4822m capable of being utilized entirely as one unit.

Option (ii) 4822m split into three units of:

- 2400m
- 552m
- 1870m

Option (iii) 4822m split into 2 units:

- 4212m
- 2422m

In terms of functionality and practicality, this is a building offering these qualities finely balanced because of internal set up, height offered, the ratio between the factory and the office areas and lastly, yard space.

The building offers workshop/factory areas with great height and two 6m by 4m that both egress into the street for each of the big buildings. The main building also has roller door access for vehicles from inside the property. There is a big driveway from the

## Features

<b>Building Name</b>		18 - 20 John Street			
<b>Zoning</b>		Industrial			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	5,000m <sup>2</sup>
				Building Height	10m