

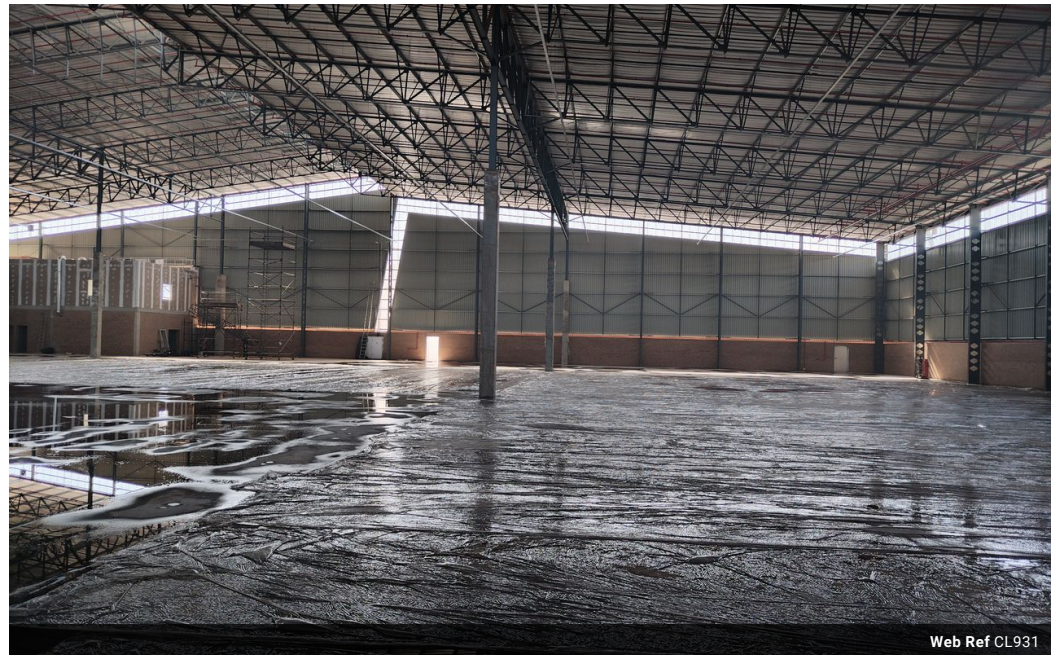


**Thabani Ncube**  
071 624 2899  
thabani@skyriseproperties.co.za

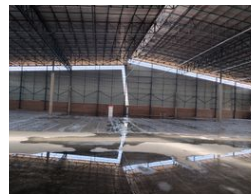
Contact Head Office

011 268 2681

First Floor  
Masingita House  
41 West Street, Houghton Estate  
Johannesburg





Web Ref CL931



R530,881 pm

Gross Monthly Rental R530,881 Excl. VAT

 0  0

A brand new warehouse with great highway access available to lease

This is a brand new unit still under construction in a prime node in Midrand and is located on Pharmaceutical Road, connected to Road N1 by the New Road on and off ramps. Its strategic location makes it one of the most convenient parks in Midrand. This unit offers a very minimal office component which constitutes about 7% of the total GLA and has a yard depth of about 35 meters for interlink reticulation. The park provides uncompromising highway exposure to the N1 highway. The park has strict 24-hour security, CCTV cameras and ample parking spaces for in-house staff as well as visitors. There is also ample yard space with sufficient truck

## Features

<b>Building Name</b>	Specpharm			<b>Sizes</b>	
<b>Zoning</b>	Industrial			Floor Size	5,473m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		Building Height	12m
Power 3 Phase	Yes	Security	Yes		