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R31,952 pm

Gross Monthly Rental R31,952 Excl. VAT

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To Let 559 sqm Mini Industrial Unit in Secure Development in Silvertondale, Pretoria

Rental: 559 sqm x R 57.16/sqm = R 31,952.44 (Excluding Vat)

The mini-industrial unit forms part of a centrally situated very popular light industrial development consisting of a total of 72 units. This unit is ideal for light industrial uses i.e. manufacturing, distribution and storage.

The office accommodation consists of a reception/office together with a single office, kitchenette and ablution facilities.

An enclosed yard accessible through the factory/warehouse via a roller shutter door forms part of this unit.

The development is fully enclosed and 24-hour access-controlled entry is enforced from the main gate.

- The property consist of the following:
- Warehouse/factory and offices
  - Ground to eaves height of approx. 4,5 meters high
  - Fluorescent tube lights

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

### Exterior

Security	Yes
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### Sizes

Floor Size	559m <sup>2</sup>
Land Size	559m <sup>2</sup>
Building Height	7m

### Extras

Security 24 Hour Access Electric Fencing Guard Guard House Enclosed Yard

