

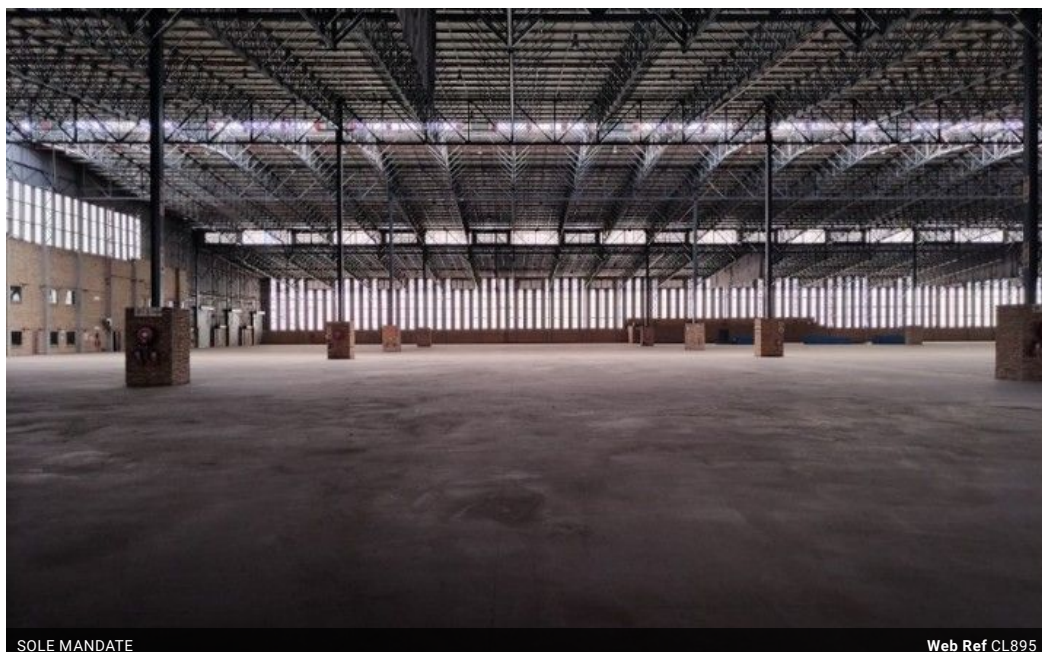


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First Floor  
Masingita House  
41 West Street, Houghton Estate  
Johannesburg



SOLE MANDATE

Web Ref CL895



## POA

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### Massive warehouse with ample yard space

This free-standing, great property sprawling on a massive stand offers:

- A GLA of 22,510 m
- A stand size of 42,167 m
- An open plan double storey office component
- An open span warehouse area
- 12 to 15 meter clearance height in the warehouse
- A backup generator
- Overhead sprinklers
- Provision for in-rack sprinklers
- Water tanks (for sprinklers)
- Pump room
- Dock levellers and on grade roller doors positioned all around the building
- Two ramps with direct access into the warehouse via two 6 meter high roller doors positioned at the front and at the rear of the unit
- Sufficient staff amenities for both front of the house staff and admin staff
- 3 phase power
- Ample yard space entirely paved for truck reticulation
- Proximity to and convenient highway access to the N1 and the N14

## Features

<b>Building Name</b>		5 Bertha			
<b>Zoning</b>		Industrial			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	22,510m²
Power 3 Phase	Yes			Land Size	42,167m²
				Building Height	15m
<b>Extras</b>					
Warehouse Generator Sprinkler System Water Feature Rollup					