


**FACTORY TO LET**
**R70 per m<sup>2</sup>**

This property is located in a secure park with very close access to Richmond Road, the N3 and M13 in Westmead. The unit offers massive internal height with 5m high Roller door access, 3 phase power, 100amps, drive through super-link access and 6 parking bays. There is 24 hour manned security on site and the park is well maintained. The unit comprises of 2 offices, 2 ablutions with showers, 1 reception area and 6 parking bays. Rental excludes electricity, water and VAT.

**Features**
**Sizes**

 Floor Size 620m<sup>2</sup>
**Interior**

Air Conditioning	Yes	Power 3 Phase	Yes
------------------	-----	---------------	-----

**Exterior**

Security	Yes	Carports / Parkings	-
----------	-----	---------------------	---

**Building Name** -

**Zoning** Industrial

**Gross Monthly Rental**

R40,500 Excl VAT

**Lease Period**

36 months

**Availability**

Immediately

**Lease Excludes**

-

**Head Office**
**Office Number** (031) 335 3660

**Fax Number** (031) 335 3663

**Email** info@chalupskyproperties.com

**Address** 88 Albert Terrace Point 4069
