



## Mini Factory 352m2 To Let

R80 per m<sup>2</sup>

This ground floor unit is situated in Westmead with close access to Richmond Road, N3 and M13. This neat and well-maintained unit of 352m2 floor space has additional 46m2 office mezzanine with aircon which could be fully or partially removed if required. Equipped with 2 ablutions, kitchenette and 5 parking bays, 3 phase and 400 amps power. The area experiences very little to no load shedding. The monthly rental excludes VAT and utilities and security / alarm fee of R570.00 per month. Must view!

### Features

#### Sizes

Floor Size 352m<sup>2</sup>

#### Interior

Air Conditioning Yes Power 3 Phase Yes

#### Exterior

Security Yes Carports / Parkings -

**Building Name** -

**Zoning** Industrial

**Gross Monthly Rental**

R28,000 Excl VAT

**Lease Period**

36 months

**Availability**

Specific Date

#### Lease Excludes

-

### Head Office

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