



## Gary Vos

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230m<sup>2</sup> Warehouse For Sale in Rivergate

FEATURED



Web Ref CL18847



R2,945,000

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## 230m<sup>2</sup> | INDUSTRIAL WAREHOUSE FOR SALE | RIVERGATE INDUSTRIAL

Strategic warehouse with superior specifications combining workspace and administrative capabilities in a secure setting.

### Highlights:

- Excellent access to M5, N7 & N1 routes
- Industrial-grade roller door (4m X 3.5m)
- 8.4m front height, 6.2m rear height
- 2.8m clearance under mezzanine
- 50amp 3-phase electrical supply
- Energy-efficient insulated roofing
- Reinforced concrete mezzanine
- Open-concept first floor office
- Complete upper level amenities (bathroom & kitchenette)
- Factory-floor restroom facility
- Dedicated dual parking allocation
- Security with CCTV monitoring

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	50

### Exterior

Security	Yes
Open Parking Bays	2
Parking Ratio	1 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	230m <sup>2</sup>
Building Height	8m

### Extras

The anticipated levies will be 15.25 per m2

