



Nico Human Non-Principal Property Practitioner Registered with PPRA (FFC 113 663 3)

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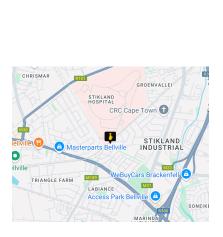


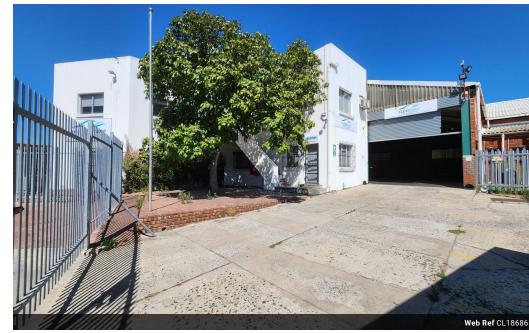
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R162,000 pm

Gross Monthly Rental R162,000 Excl. VAT





2162m2 WAREHOUSE WITH YARD TO LET IN STIKLAND

2162m2 Industrial Warehouse with 994m2 Yard To Rent - High Visibility in Stikland

This expansive 2162m2 industrial warehouse, coupled with a 994m2 yard, offers **prime visibility, excellent signage opportunities, and exceptional exposure** in the heart of Stikland. Ideally located with easy access to **Strand Road, La Belle Road, R300, and the N1**, this property is perfect for businesses that require both accessibility and ample space.

- **Ideal For:**
 Warehousing
- Distribution
- Light manufacturing
- Various commercial purposes
- **Key Features:**

- -**Reception area** with waiting space -**Kitchenette** and air conditioning -**Security gate** for controlled access
- **Two large offices** plus five standard warehouse offices
 Δhlutions for office staff

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	2,162m ²
Power 3 Phase	Yes			Building Height	6m
Power Ampe	620				