



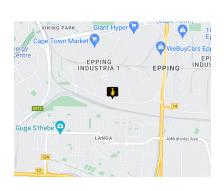
Gavin Rudolph

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Gross Monthly Rental R26,896 Excl. VAT





360m2 Warehouse TO LET in Epping Industrial

This warehouse is located in Gunners Factory Park, situated in Epping Industrial. Its strategic location ensures easy accessibility via various modes of transportation, with wide inroads that comfortably accommodate large trucks.

Key features:

- * Secure and safe: 24-hour security with CCTV surveillance.
- * Convenient access: 3.5m high roller door for ease of loading and unloading.
 * Spacious interior: Eaves height of 4.25m, perfect for industrial storage or operations.
- * Reliable power supply: 60 Amp 3 phase power for all your electrical needs.
- * Professional and elegant: Reception and office area with tiled flooring.
- * Convenient facilities: Two restrooms available for staff and visitor convenience.

Zoning Industrial

Interior Exterior Sizes Power 3 Phase 360m² Yes Security Yes Floor Size Open Parking Bays Power Amps 60 3 Parking Ratio 3 bays / 100

 ${\rm m}^{\rm 2}$

Security 24 Hour Access Guard House Mezzanine