



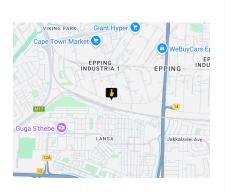
Gavin Rudolph

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Gross Monthly Rental R176,700 Excl. VAT





2356m2 INDUSTRIAL WAREHOUSE WITH PVT YARD AND GOOD EXPOSURE TO LET IN **EPPING 1**

This industrial warehouse is conveniently located on the corner of Fisher Avenue and Gunners Circle in Epping 1, within a secure industrial park with 24 hour security.

- Key Features: -3 roller doors measuring 3.9m height via Fisher Ave -An eaves height of 4.6m in main warehouse
- -4th warehouse facing Gunners circle -7 Office rooms and a large boardroom
- -Neat reception room, kitchenette and 2 admin toilets
- -An additional warehouse aside a secure pvt yard -Another 2 roller doors measuring 4.4m (H) x 4.8m (W) -This 2nd warehouse has eaves that measure 5m and a apex of 6.4m
- -250 Amp 3phase power supply
- -The factory also has two mezzanine levels with concrete floor
- -Factory staff have 3 toilets and 3 showers

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	2,356m ²
Power 3 Phase	Yes	Open Parking Bays	24	Building Height	7m
Power Amps	250	Parking Ratio	1 bays / 100 m²		