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## 300m<sup>2</sup> Warehouse To Let in Epping Industrial

### FEATURED



Web Ref CL19176



R20,250 pm

Gross Monthly Rental R20,250 Excl. VAT

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### 300m<sup>2</sup> Industrial warehouse available for rent in Epping

300m<sup>2</sup> warehouse now open for occupancy at Malleon park, situated at 21 Christian Avenue. Secure access to the park is guaranteed with its 24-hour security gate control. Inside the park, there is a convenient on-site cafe offering various beverage options.

Key features include::

- The roller door measures 4 meters in width and has a height of 3.7 meters.
- The power supply consists of 80 AMPS and is of 3 phase.
- Included in the premises are a reception area and an office space.
- The eaves height measures 4 meters and reaches a peak of 6 meters.
- There is extra space available that can be used for storage or as an office.
- The roofing is insulated to ensure temperature control and energy efficiency.
- The warehouse is well-lit with ample natural lighting.
- For added convenience, there is a kitchenette provided.

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	80

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	300m <sup>2</sup>
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