



Gary Vos

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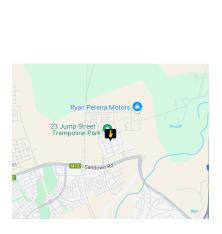
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## Web Ref CL18771









R99,040 pm

Gross Monthly Rental R99,040 Excl. VAT





## 1238m2 PRIME WAREHOUSE WITH CONTAINER ACCESS TO LET IN RIVERGATE

Warehouse unit to let strategically located in Rivergate Industrial Park. This premium property offers good security with 24-hour access control in a fully enclosed business park setting.

The property features:

- 2 x Spacious reception areas
- 2 x Large upstairs office space 4 x admin ablutions
- 4 factory toilets
- Insulated roof for climate control
- 2 x 4.5m high roller shutter door
- 250 amps 3-phase power (125A + 125A)
- 6m eaves height for maximum storage capacity
   8.7m high roof pitch
  Dedicated yard area accommodating container trucks

- High-standard finishes throughout

**Building Name** Units 2 + 3, 31 Columbus Crescent Zoning Industrial

Interior Exterior Air Conditioning Yes Security

Power 3 Phase Open Parking Bays Yes Power Amps 250 Parking Ratio

1 bays / 100

Yes

12

m<sup>2</sup>

Sizes

1,238m<sup>2</sup> Floor Size **Building Height** 9m