

FACTORY WAREHOUSE FOR SALE IN A SECURE INDUSTRIAL PARK IN HENNOPS PARK



Location **Gauteng, Pretoria**
<https://www.freeadsz.co.za/x-55443-z>

This unit is situated in a sought after Secure Industrial Park in Hennops Park, Centurion.

It is in a secure complex with easy access to the N1 highway and R101(Old JHB Road) with fantastic highway visibility!

This unit is approximately 775m2, consisting of a reception, warehouse space, upstairs offices, mezzanine floor, own yard area together with all the amenities.

There are 2 very large roller shutter door making it very easy and accessible for deliveries!

Situated close to all major highways, shops and residential developments.

3 Phase electricity available!

Key features:

• New and modern commercial A-grade building directly on the busy Ben Schoeman highway in Centurion.

• Excellent highway exposure, offers direct highway advertisement/exposure at no additional cost

• Includes office space attached to factory/storage space and shaded/secured parking.

• Covered water, gas and Gully space 775 m2
 • Warehouse space: 411m2
 • Office space 111m2
 • Warehouse mezzanine and private yard (1000m2)

PLEASE NOTE THAT HALF OF THE MEZZANINE FLOOR AS SHOWN ON PHOTO 7986 HAS BEEN REMOVED GRATING A DOUBLE VOLUME WAREHOUSE

Total monthly costs to be invoiced based on the following approximate amounts:
 • Rental per month (for warehouse and office space 775m2)
 • at R50 p/m2 ex VAT R38 750.00
 • Water and electricity (based on actual consumption) â€ˆapproximate R 4 000.00



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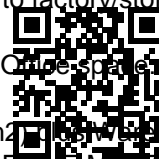
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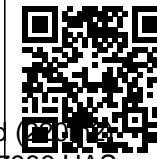
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Guarding services R 1 500.00

Municipal related charges including rates and taxes at R6 000pm R 6 100.00

General body corporate levy R 2 700.00

Please note that all amounts ex. VAT.

Purchase price - R5 400 000.00(excl)