



UNIT TO LET: FACT SHEET

This recently completed warehouse offers a 5 937 m² unit available for immediate occupation. The unit offers its own yard, own access, 3 roller shutters (2 x dock-ready, 1 x ramped), allowance for 2 additional roller shutters, super link turning circle, 12 m eaves height and an FM2 Floor. Roof sprinklers are installed and will accommodate being linked to in-rack sprinklers.

Situated in the S&J Industrial Estate, the unit offers high visibility and brand exposure from the N3, and convenient access to and from the N3, M2, N12 & N17 highways. As one of the most sought-after industrial spaces in Gauteng, the 24hour access-controlled, camera-monitored precinct accommodates logistics, light manufacturing, warehousing and distribution centres. To find out more about this state-of-the-art warehouse space contact our leasing team.



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1. TOTAL AREA

	UNIT 1	UNIT 2	UNIT 3
Offices m ²	-	-	282
Storage / Mezzanine	-	-	261
Warehouse m ²	-	-	5 394
Total m ²	6 834	5 882	5 937
Occupation	LET	LET	Immediate
Status	LET	LET	Immediate

2. NET MONTHLY RENTAL RATES

Warehouse & Offices	R 59/m ²
Operating costs	Triple Net Lease
Rates & Taxes (Estimate)	R 8.50/m ²
Owners Association Levy	R 1.35/m ²
Lease Period	5 years
Escalation	8% on Rentals

3. TENANT ALLOWANCES (EXCLUDING COMMON AREA PROVISIONS)

3.1 An office fit-out allowance of R500/m² of useable office area is provided.

4. EASILY ACCESSIBLE TO:

4.1 N3, N12 & N17 & M2 Highway's

5. CENTRALLY LOCATED TO:

- 5.1 Within 15km's of OR Tambo International Airport
- 5.2 Within 10km's of City Deep Inland Port
- 5.3 Close proximity to surrounding Industrial areas and JHB CBD

The information herewith does not constitute a mandate and is subject to change without notice.

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