



**Metcalfe Mtungwazi**  
062 676 2638  
metcalfe.mtungwazi@archonint.com

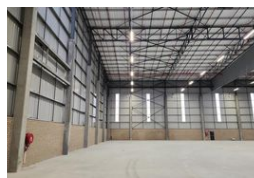
Contact Archon International  
Properties Johannesburg

011 568 4341

Ground Floor  
The Place  
1 Sandton Drive  
Sandton  
2196



Web Ref CL163



R80 per m<sup>2</sup>

Gross Monthly Rental R315,120 Excl. VAT

 0  0

### Brand new prime warehouse To Let in Samrand

Discover the ideal solution for your business needs with this newly developed warehouse and office property located in the prestigious Samrand Business Park. Offering an expansive 3939 sqm of prime space, this property is designed to cater to modern business demands with unparalleled convenience and functionality.

#### Key Features:

**Total Area:** 3939 sqm of premium office and warehouse space, thoughtfully designed to optimise operational efficiency.

**Accessibility:** Strategically situated for excellent accessibility, ensuring seamless connections to major highways and transport routes.

**Parking:** Equipped with 22 parking bays, providing ample space for employees and visitors.

**Yard Space:** Generous yard area ideal for truck reticulation, facilitating smooth receiving and despatch operations.

### Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes  
Power 3 Phase Yes

#### Exterior

Security Yes

#### Sizes

Floor Size 3,939m<sup>2</sup>  
Building Height 14m

