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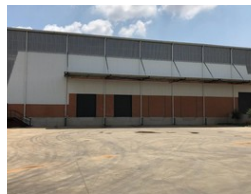
Ground Floor  
The Place  
1 Sandton Drive  
Sandton  
2196

5,937m<sup>2</sup> Warehouse Rented in Gosforth Park

RENTED



Web Ref CL6



R55 per m<sup>2</sup>

Gross Monthly Rental R326,535 Excl. VAT

 0  34

### UNIT 3 S&J INDUSTRIAL

Located between the Geldenhuys and Elandsfontein interchanges on the N3 highway, S&J Industrial Estate sets the benchmark for industrial precincts in South Africa. With high visibility and ease of access, this 210-hectare prime industrial space offers state-of-the-art facilities, including a conference centre, 24-hour gate houses and fibre connectivity - all of which add value to the manufacturers, distributors and warehouses situated in the precinct. Designed as an industrial hub which caters for the full spectrum of industrial operations, S&J Industrial Estate offers the perfect base to grow and expand your business.

#### INFO:

- \* Gross monthly rental of R55/sqm excl. VAT;
- \* 3-5 Year lease term;
- \* Annual escalation is negotiable;
- \* Available for immediate occupation;
- \* Warehouse GLA: 5 394sqm;
- \* Office GLA: 282sqm;

### Features

#### Building Name Zoning

Unit 3 S&J Industrial  
Industrial

#### Interior

Floor Loading Cap. 4 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes

#### Exterior

Security Yes  
Open Parking Bays 34  
Parking Ratio 2 bays / 100 m<sup>2</sup>

#### Sizes

Floor Size 5,937m<sup>2</sup>  
Building Height 20m

#### Extras

Central A/C & Heating

