


157,176 pm

Cambridge Commercial Business Park | Neat Warehouse with Office Component to Let in Paulshof

 **1772 m²**

This neat warehouse to rent in Paulshof has a large office component of 1000 square meters split over two levels (Ground and First Floor) and a warehouse component of 772 square metres. The warehouse to let has 2 roller shutter doors both on grade with good height to eaves and 3 phase power. Power Availability: 200amp.

The bathrooms are shared on the same floor. The industrial park has fibre connection in the building. There is no generator back-up, the current tenant has a generator installed and can be separately negotiated if required. There is water back-up 2500L.

Rental: R88.70 p/m2 excluding VAT, parking and utilities.

Estimated Rate Breakdown:

Net Rental @ R 85m²

Levies @ R 1,20m²

Rates @ R 2,50m²

Parking:

Open parking - R350 per bay per month.

Basement parking - R450 per bay per month.

Gross Monthly Rental R157,176 Ex Vat

Lease Period 12 months

Available From Immediately

Floor Size m²	1772	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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