

# 37,500 pm

ECO SQUARE | WITCH-HAZEL AVENUE | HIGHVELD

 **293 m<sup>2</sup>**

ECO SQUARE | 293 SQUARE METER LIGHT INDUSTRIAL UNIT | WITCH-HAZEL AVENUE | HIGHVELD

This warehouse is situated within Eco Square park located in Highveld. The warehouse component is partitioned into a large open plan work space and is equipped with a roller shutter door, covered loading area as well as a dispatch area. The office component offers 2 closed office area and a kitchen component with communal ablutions. It features extremely well roof height and windows that reach from the floor to the ceiling, with ample natural sunlight to filter through the unit. The park is very well maintained with twenty-four hour security.

It is based on the busy Witch-Hazel avenue with plenty of public exposure. There is a Gautrain bus route and other public transportation services in place, and the N1 Highway off ramp is within 4.7 kilometres of the premises. Surrounding the vicinity is Eco Boulevard shopping centre and in proximity is other areas such as Rooihuiskraal, Hennospark and Midstream.

Gross Rental Includes:

- Operational costs
- Utilities

**Gross Monthly Rental** R37,500 Ex Vat

**Taxes** Negotiable

**Lease Period** Immediately

**Available From**

- VAT

<b>Floor Size m<sup>2</sup></b>	293	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Industrial	<b>Fibre</b>	-

## CONTACT US

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