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Web Ref CL583



**R1,170,520 pm**

**Gross Monthly Rental R1,170,520 Excl. VAT**

 20  30

New Release!

TO LET or FOR SALE!

This property is ideal for a distribution centre, warehouse and/ or factory. Mostyn Park is centrally situated in the North of Johannesburg with quick access to Malibongwe Drive as well as the N14 highway. The state-of-the-art building was designed to get the maximum out of daylight sunshine, thus reducing the need for expensive lighting and saving on electricity charges. The extra high roof (9 meter eaves at the lowest point) as well as the minimum amount of columns within the warehouse will ensure the maximum amount of storage space. The office component features a central air conditioning system and the warehouse component is fitted with a central sprinkler system fitted linked to the dedicated pump and water reservoir tanks. The layout allows

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 7 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 1440

#### Exterior

Covered Parking Bays 20  
Open Parking Bays 30

#### Sizes

Floor Size 22,510m<sup>2</sup>  
Building Height 9m

#### Extras

Central sprinkler system with dedicated pump station and reservoir Central air conditioning system.

