

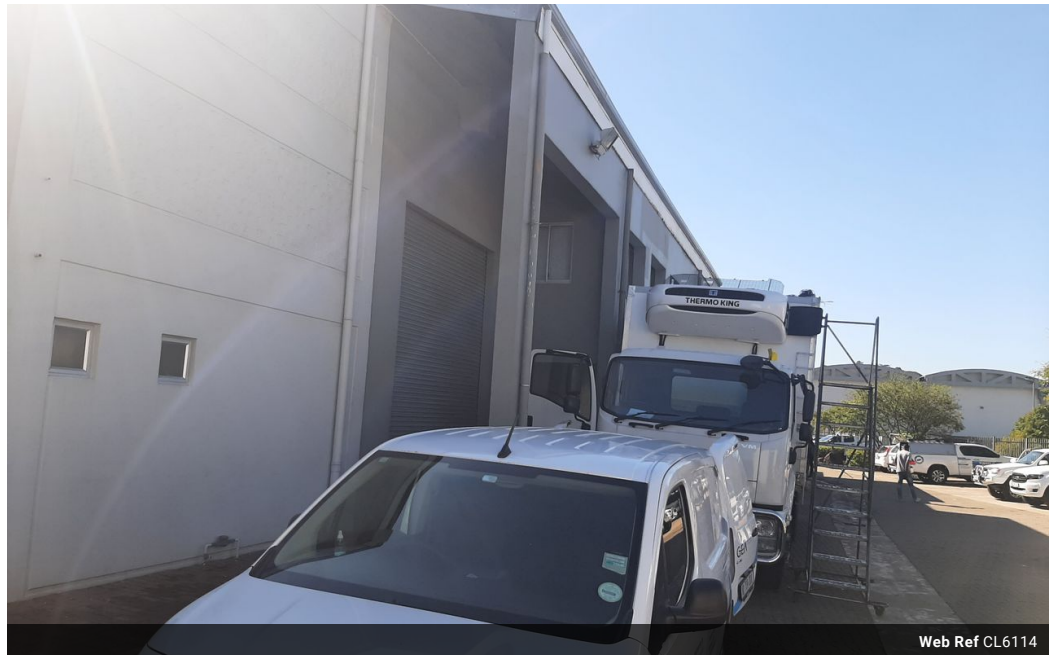


**Jayne Richards**  
0828723865  
jayne@foundation.co.za

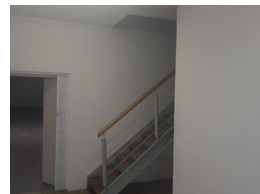
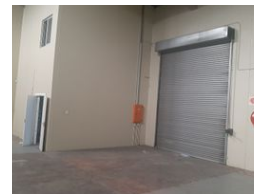
Contact Foundation Property

073 6601990

Block C  
Bellevue Campus  
5 Bellevue Road  
Kloof





Web Ref CL6114



R80 per m<sup>2</sup>

**Gross Monthly Rental** R42,720 Excl. VAT

 0  0

### 534m<sup>2</sup> mini factory for rent in Westmead

This well-maintained and spacious mini factory is situated in a secure industrial park in Westmead, featuring automated access and a practical layout for a range of industrial uses.

#### Key Features:

Double-volume warehouse of 476 m<sup>2</sup>

Office component of 58 m<sup>2</sup> including a welcoming reception and two generous upstairs offices

Internal height of 7 meters – ideal for racking or vertical storage

4.5-meter roller shutter door for smooth loading operations

Three-phase power – 100 amps suitable for industrial equipment

Access for small trucks, making logistics straightforward

Secure park with automated gate access

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
Power Amps 100

#### Exterior

Security Yes

#### Sizes

Floor Size 534m<sup>2</sup>  
Building Height 7m

