



Jayne Richards  
0828723865  
jayne@foundation.co.za

Contact Fundation Property

073 6601990

Block C  
Bellevue Campus  
5 Bellevue Road  
Kloof



Web Ref CL6074



R85 per m<sup>2</sup>

Gross Monthly Rental R46,580 Excl. VAT

 0  0

### Prime Industrial Mini Factory To Let - Kyalami Road, Westmead

This well-positioned 548m<sup>2</sup> mini factory is located in the sought-after industrial hub of Westmead, along Kyalami Road. Offering an ideal blend of warehouse functionality and office support, this unit is perfectly suited for light manufacturing, storage, or distribution operations.

#### Key Features:

548m<sup>2</sup> under roof

Generous internal height of 6 meters, allowing for racking or vertical storage

5-meter automated roller shutter door for efficient loading and offloading

Power supply of 100 amps, suitable for a variety of industrial uses

Small office component for administrative needs

Access for small trucks with ease of maneuverability

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
Power Amps 100

#### Exterior

Security Yes

#### Sizes

Floor Size 548m<sup>2</sup>  
Building Height 6m

