



**R80,000,000**

Web Ref 1020827

## PROPERTY FEATURES

Security

## EXCEPTIONAL WAREHOUSE - FOR SALE - HIGHWAY BUSINESS PARK

This exceptional warehouse with extra height, multiple roller shutter doors for receiving and dispatch and raised loading bays with dock levelers. Large basement for parking but can be used for storage with the goods lift from basement to warehouse. Solar Panels to reduce costs and sprinkler system with In-Rack Sprinklers. Office component with modern design and finishes. It consists of a beautiful reception area, well designed open plan areas, closed offices, boardrooms, large kitchen facilities, ablutions, and balconies. These premises are situated within the Highway Business Park with excellent security and access control. It has easy access to the N1 North & South via Old Johannesburg Road. Warehouse size - 4396 sqm Utility Rooms (guard room) - 277 sqm Offices - 1068 sqm Lower Ground Basement - 2529 sqm VAT Excluded!! Call the agent to pre-arrange a viewing!

ERF Size 8,271 m<sup>2</sup>

Building Size 8271m<sup>2</sup>

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