

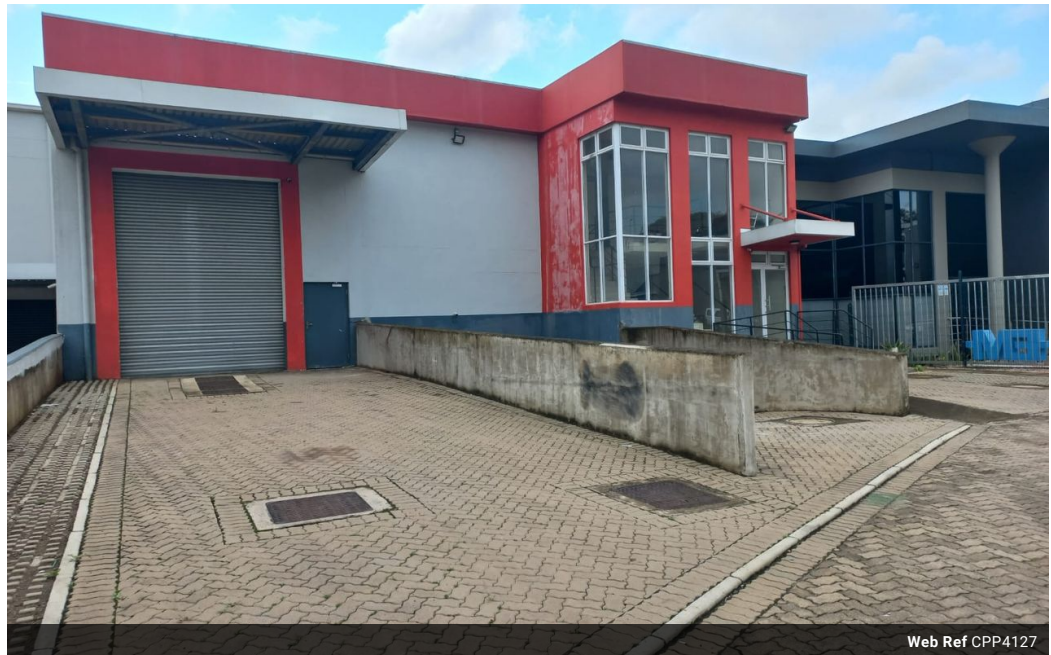


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Web Ref CPP4127



R12,750,000

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Prime stand alone warehouse for Sale in Riverhorse Valley.

Prime Property presents a 705m<sup>2</sup> stand alone warehouse site for sale in Riverhorse Valley. The warehouse is located in a safe and secure Business Park in the corner of Queen Nandi and Newlands East Drive. Edstan Business Park is conveniently located near amenities which include a fueling station, a well known private hospital, and major transport and arterial routes. These include Queen Nandi Drive, the N2 freeway, and Avoca.

Great investment opportunity.  
Ideal for all types of end-users.

The 705m<sup>2</sup> warehouse is broken down into the below dimensions: "A Grade" Airconditioned Offices(97.34m<sup>2</sup>) includes staff ablutions.  
Ground Floor Reception (30.74m<sup>2</sup>) and Office Level( 66.6m<sup>2</sup>). The warehouse size(606.74m<sup>2</sup>) with power floated concrete floors. The warehouse floor to eaves height 6m and under mezzanine 3m.

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
Power Amps 150

**Exterior**

Security Yes

**Sizes**

Floor Size 705m<sup>2</sup>