



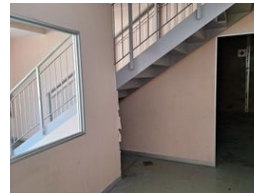
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146 Willem Botha Street
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537m² Factory To Let in Samrand Business Park



R75 per m²

Gross Monthly Rental R40,275 Excl. VAT

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Prime warehouse/ mini factory and office space to let in Samrand Business Park!!!

Position your business in the highly sought-after Samrand Business Park, strategically located between Johannesburg and Pretoria with immediate access to the Samrand on/off-ramp.

This well-maintained, double-volume industrial unit offers a functional layout ideal for warehousing, logistics, or light manufacturing operations. The space features:

- Spacious warehouse with excellent height and natural lighting
- Ground-floor office/reception area
- Mezzanine level with three private offices
- On-grade roller shutter door for seamless truck access
- Prepaid 3-phase power – cost-efficient and easy to manage
- Metered water supply
- Secure, access-controlled park with 24-hour security
- Store room
- fibre room
- Board room
- Multiple offices

Features

Zoning Industrial

Interior

Air Conditioning Yes

Exterior

Security Yes

Sizes

Floor Size 537m²

Extras

24 Hour Access Factory Office Visitors Parking Security Complex Secure Parking