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SOLE MANDATE

Web Ref DPC602



**R3,800,000**

Monthly Rates R4,492 Excl. VAT

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### Industrial workshop and offices in Duncanville Ext 3, Midvaal

Located in Prime Industrial hub, this industrial property offers front office facilities, main workshop as well as an adjoining workshop with multiple access points for easy integration between sections. Perfect for warehousing/ storage, access control and administration.

#### Office

Front facing access, offers reception and waiting area, offices, server room, kitchenette and toilets.

#### Main workshop

Front facing entrance via extended roller door access, welding plugs, separate toilet, ablution room/ kitchenette and access points to offices as well as the adjoining workshop. Extended height ceilings.

#### Adjoining workshop

Front facing entrance via standard roller door, access to offices as well as workshop changeroom, access to main workshop via standard roller door. Offers 3 offices/ storerooms.

## Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes  
Power 3 Phase Yes

#### Exterior

Covered Parking Bays 4

#### Sizes

Floor Size 900m<sup>2</sup>  
Land Size 1,345m<sup>2</sup>

