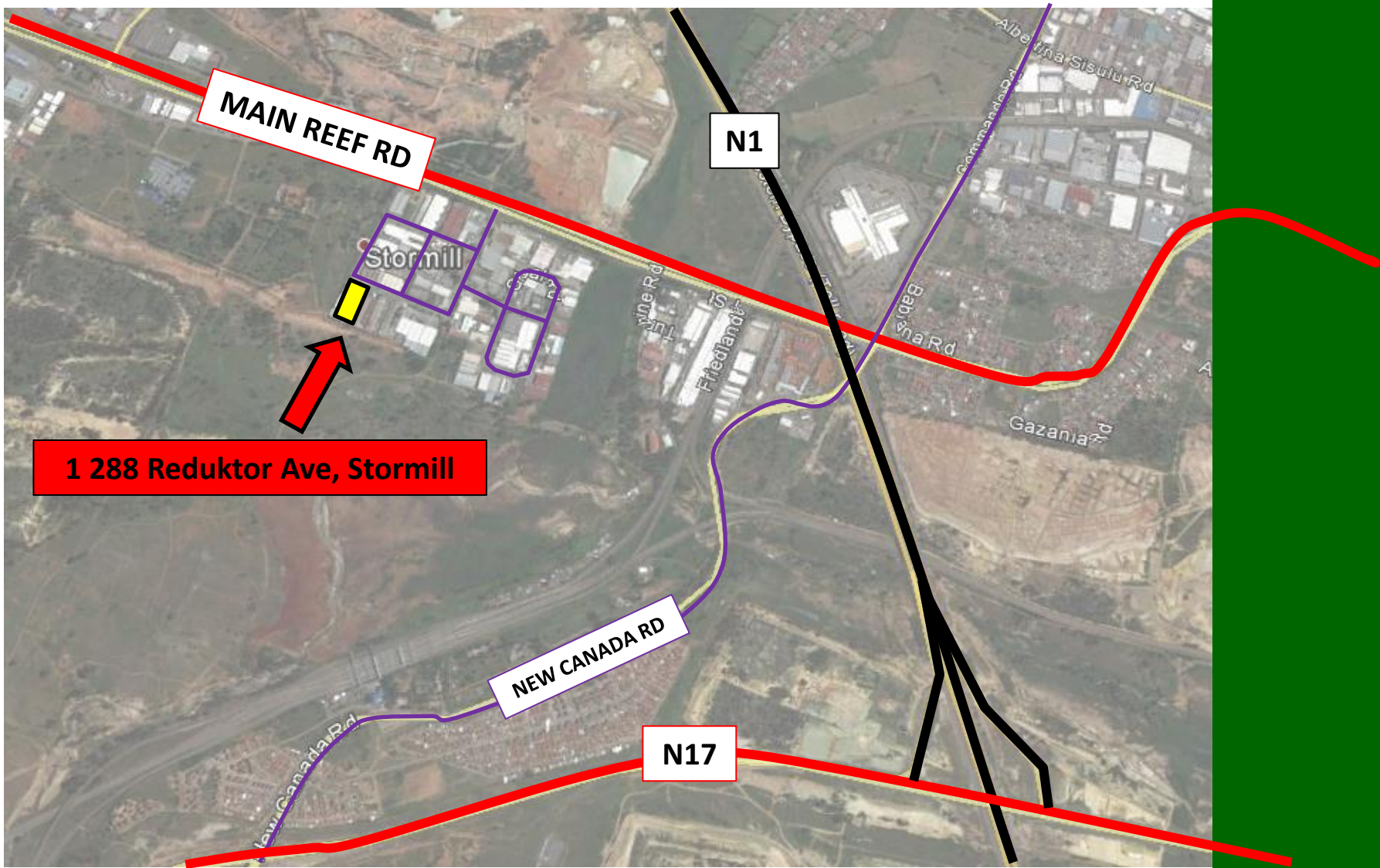


1 288 REDUKTOR AVENUE, STORMILL

warehouse and offices for sale / to let

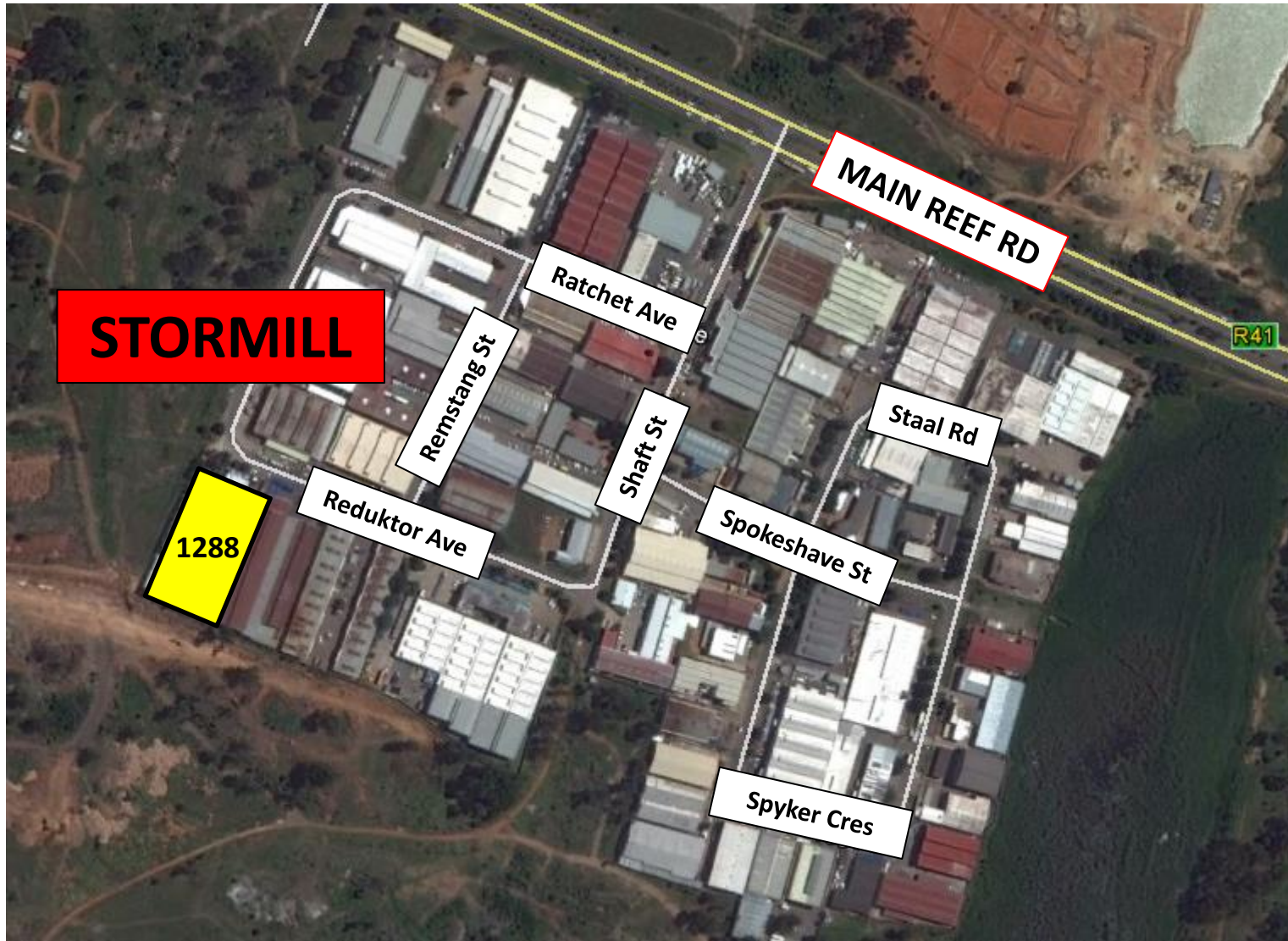


MACRO LOCATION



1 288 Reduktor Ave, Stormill

MICRO LOCATION



THE SITE

- Site measures : 7 487 m²
- Zoning : Industrial 3
- FAR : 1.4
- Coverage : 70%
- Height Restriction : 3 storeys
- Building restriction on street boundaries : 3 metres
- Power Allocation : 600 AMP 3-Phase Connection (380 Volt)

RENTABLE AREA

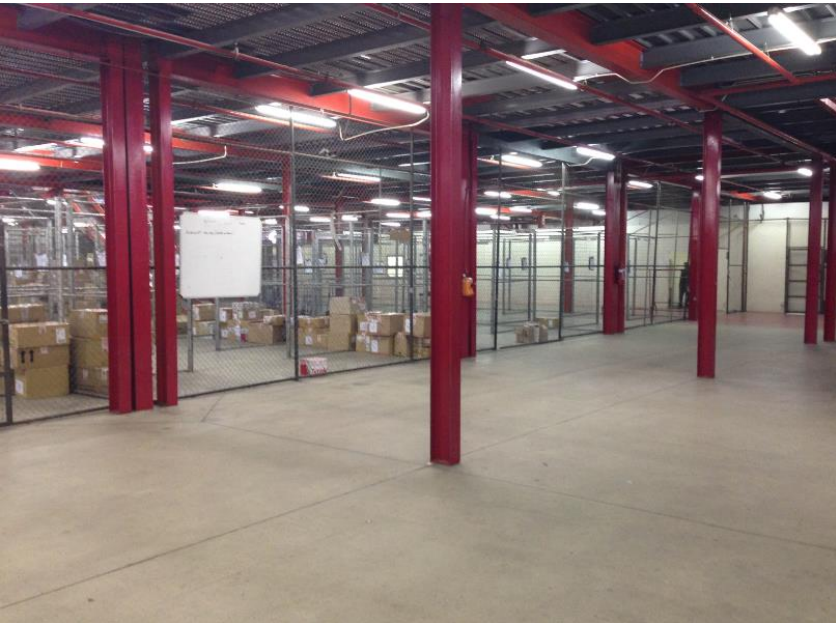
● Offices	:	790 m ²
● Warehouse	:	2 450 m ²
● Mezzanine	:	2 270 m ²
● Canteen	:	65 m ²
● Basement	:	110 m ²
<u>TOTAL</u>	:	<u>5 685 m²</u>

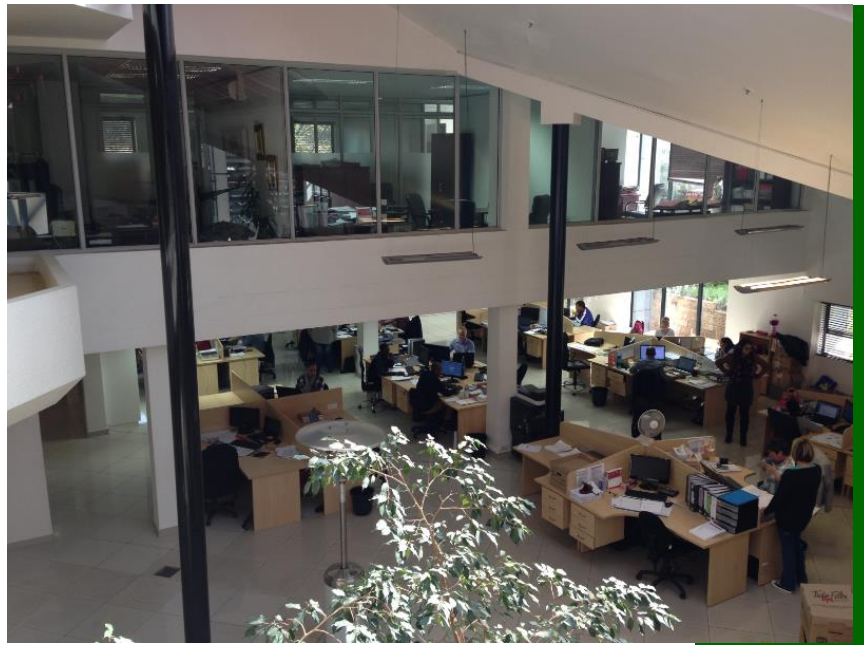
FOR SALE

- Total Rentable Area : R 3 600.00 / m² (incl. parking)

TO LET

- Net Rental
(through rate incl. parking) : R 40.00 / m²
- Operating Costs : Fully repairing and maintaining
- Assessment Rates : R 4.00 / m²
- Lease Period : 5 years
- Escalation : 8.5%
- Occupation : Immediate





FOR FURTHER ENQUIRIES OR A SITE VISIT, PLEASE CONTACT

JOCK JNR 083 378 4633 / jock@rpp.co.za
OFFICE (011) 244 8000

www.rpp.co.za

