



**FOR SALE**

GLA: 3,189m<sup>2</sup> | R15,800,000

Web Ref: CL30115

GLA	3,189m <sup>2</sup>
Land Size (m <sup>2</sup> )	4,247m <sup>2</sup>
Title	Freehold
Zoning	Industrial

### Secured Industrial property For Sale

This stand alone property is centrally located within the Cape Metropole, situated in Moody Avenue Epping 1. The property comprises of a single level separate office component facing Moody Avenue, with the bulk of the space being factory area with decent height & benefiting from having minimal columns and a large power supply. There is also a separate building for staff ablution facilities & changing rooms and a canteen. On expiry of the lease, the Seller will enter into a 5 year leaseback at a rental rate per square of R48.



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