



## 2721m<sup>2</sup> Warehouse To Let

12 Evans Avenue, Epping Industrial

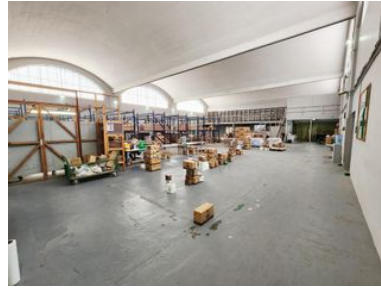
Gross rental **R149655 excl. VAT**

Prime position available in Epping with convenient access to the N1, N7 and N2. This property is ideal for storage and distribution. With 24 Hour security - the safety of staff and your goods are catered for. High volume interior roof makes for additional vertical storage opportunities. Interior layout can be discussed with new tenant around your requirements.

- Approximately 2100m<sup>2</sup> Warehouse space
- 3 Phase Power
- Four dock-level loading points - under roof
- Truck access with turning space for interlink trucks
- Office space comprising approx. 320m<sup>2</sup>
- Mezzanine levels approx. 300m<sup>2</sup> provide additional storage space
- Rear roll up door to parking lot access - for smaller deliveries
- Neat bathroom and kitchen areas
- Parking for staff
- 24 hour security with gated access control.

Rate Per m <sup>2</sup> excl. VAT	R55 / m <sup>2</sup>
Floor Size	2721m <sup>2</sup>
Availability	Immediately

Security	No
Air Conditioning	No
Type	Warehouse
Title	None
Zoning	Industrial



## CONTACT US



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