

# PORT

COMMERCIAL PROPERTIES

## 822m<sup>2</sup> Workshop For Sale

99 Plankie, West Acres Ext 40

**Price** R4,250,000 excl. VAT

This well-maintained warehouse is in excellent condition and offers the flexibility to operate as either a single large workshop or two separate workshops, each with its own dedicated spaces and entrances. The potential rental income for this property is approximately R43,000.00 per month (excluding VAT).

Key features include:

Private, secure parking with both covered and uncovered bays

Four roller doors (3.9 meters high) providing easy access for heavy goods vehicles

Boardroom of approximately 21 square meters

Office space of approximately 9 square meters

Additional downstairs office of approximately 22 square meters

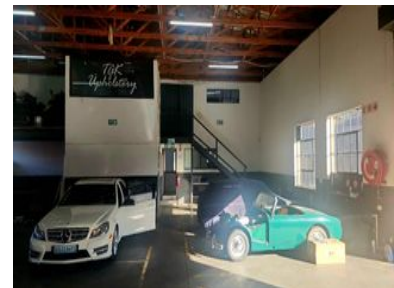
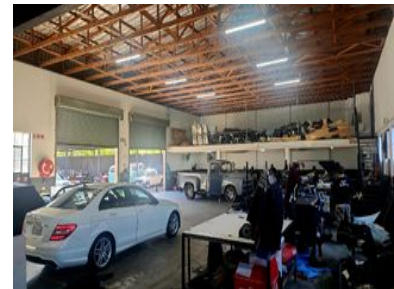
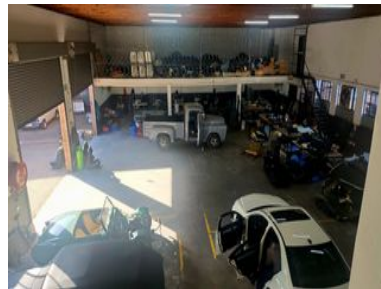
**Floor Size** 822m<sup>2</sup>

**Availability** t None

Top-level security with thermal cameras monitored off-site, indoor and outdoor beams, and perimeter spotlights




Reception area with an adjoining storage room

<b>Security</b>	No
<b>Air Conditioning</b>	No
<b>Type</b>	o Workshop
<b>Title</b>	None
<b>Zoning</b>	Industrial



## CONTACT US

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