

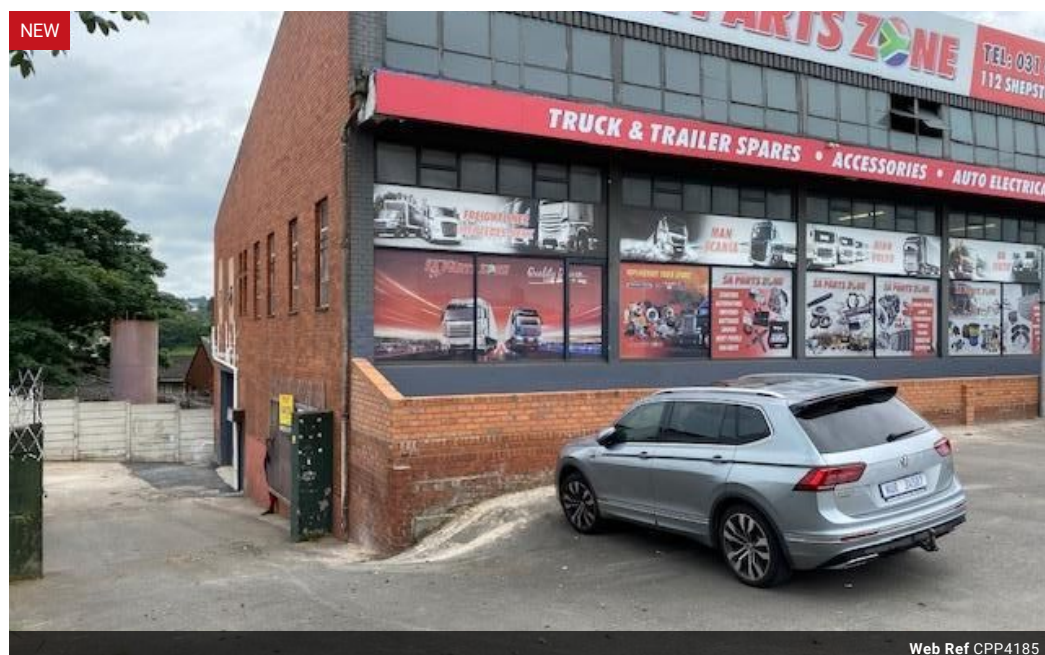


Verashka Maharaj  
082 904 5909  
verashka@primepropertysa.com

Contact Prime Property  
Umhlanga

031 566 5416

Shop 5  
7 on Millennium Boulevard  
Umhlanga Ridge  
4321



Web Ref CPP4185



**R11,950,000**

Monthly Rates R14,423.5 Excl. VAT

0 0

Investment Opportunity: Stand alone Industrial/Commercial Building for Sale in New Germany.

Prime Property presents a 1175m<sup>2</sup> commercial/ Industrial stand alone property for Sale in New Germany. The property is situated on the corner of Shepstone Road and Konigkramer Road within the business hub in New Germany. The property fronts on Shepstone Road.

Great Location. Shepstone Road in New Germany is on one of the main routes of this industrial node. It offers easy access to all other major routes.

Fantastic road frontage on Go Durban route.

Ideal for all types of end-users. This includes storage and distribution, light manufacturing and similar applications.

Great Investment Opportunity of this amazing gem.

Fully tenanted.

Lease Periods:

Ground Floor Tenant 1 - 2022 to 2026.

Lower Ground Floor Tenant 2 - 2025 to 2026.

Yard Tenant 3 - 2019 to 2029.

## Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes

**Sizes**

Floor Size 1,175m<sup>2</sup>

