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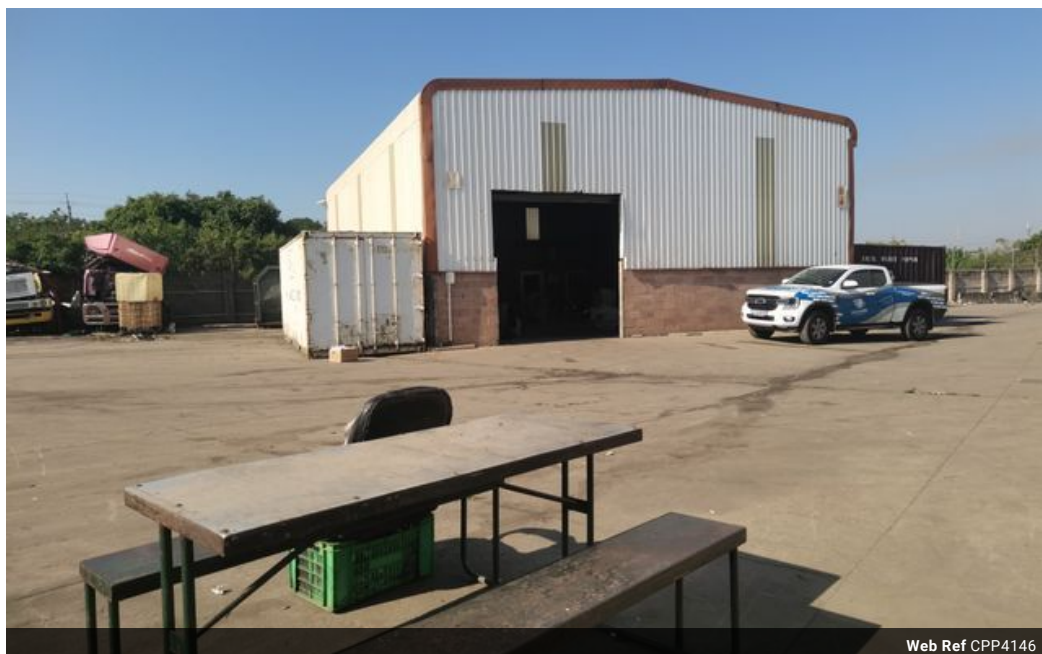
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Umhlanga Ridge  
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Web Ref CPP4146



**R350,000 pm**

**Gross Monthly Rental** R350,000 Excl. VAT

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## Warehouse To Let Phoenix Industrial

Prime Property presents a 1948m<sup>2</sup> warehouse facility to lease in Phoenix Industrial Precinct. The Phoenix Industrial Node is strategically located close to Kwamashu Highway and has easy access to all main transport and trade routes.

In close proximity to Springfield Park, Durban Port, King Shaka Airport, Gateway Mall, N3 Highway.

The rental Price: R350 000.00 ex vat

Utilities and operating cost separate.

Gross Area: 11104m<sup>2</sup>

Servitude Area: 1312.80m<sup>2</sup>(included in gross area)

The Property Specifications:

- 1948m<sup>2</sup> Total Warehouse which is made up of (warehouse component - 1260m<sup>2</sup>, ground floor area and ablutions,etc - 195m<sup>2</sup>, Out Building - 3.95m<sup>2</sup>, small workshop - 247m<sup>2</sup>, first floor office - 222m<sup>2</sup>, add first floor warehouse main - 21m<sup>2</sup>)

## Features

**Zoning** Mixed Use

### Sizes

Floor Size	1,960m <sup>2</sup>
Land Size	11,104m <sup>2</sup>