

# Unit 3 Lords View ERF

## 5371

4,037 m<sup>2</sup> - 1 Oak Road, Chloorkop, Gauteng



BUILDING FEATURES	
Eaves height	Units 1 and 2: 12m to the unit Units 3 - 7: 9m to the unit
Power allocation	Units 1 and 2: 330 kVA Units 3 - 7: 150 kVA
Sprinklers	11.5 mm per minute flow rate 400/100k
Warehouse floor	160 mm thick fibre floor 25Mpa concrete, F40 floor
External fencing	2100mm high clear wa fencing
Office kit-out allowance	±2,500 per m <sup>2</sup> of office area
Air-conditioning	Covered by kit-out allowance
Yard width	Depends over 30m
Lighting	Warehouse: 250 LUX Office: LED lighting

  

<b>UNIT 1</b>
Warehouse: 3,221 m <sup>2</sup>
Office: 500 m <sup>2</sup>
TOTAL: 3,721 m <sup>2</sup>
<b>UNIT 2</b>
Warehouse: 3,111 m <sup>2</sup>
Office: 800 m <sup>2</sup>
TOTAL: 3,911 m <sup>2</sup>
<b>UNIT 3</b>
Warehouse: 3,737 m <sup>2</sup>
Office: 300 m <sup>2</sup>
TOTAL: 4,037 m <sup>2</sup>

### Basic Description

Property Type: **Industrial Development**

Listing Type: **To Let**

Listing ID: **1177**

Park: **[Lords View Industrial Park](#)**

Occupation Date:

Price: **R282 590**

Rate per m<sup>2</sup>: **R70**

Lease Type: **Net Rental**

ERF Size: **7,000 m<sup>2</sup>**

Gross Lettable Area: **4,037 m<sup>2</sup>**

Warehouse: **3,737 m<sup>2</sup>**

Office: **300 m<sup>2</sup>**

Ownership: **Freehold**

### Features

Cross Dock: **No**

Truck Access: **Superlink**

Eave Height: **9 m**

Sprinkler System: **Pumps and Tanks**

Amps Power: **225**

Floor: **FM2**

Security: **Guard, Access Control, Fully Fenced**

Zoning: **Light Industrial**

Address [Map](#)

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Country : **South Africa**

Province: **GP**

City: **Midrand**

Suburb: **Chloorkop**

Street Number: **1**

Street Name: **Oak Road**

Building Name: **Lords View**

Unit: **3**