ALPINE PROPERTY

# FACTORY TO LET – No. 6

## Alpine Industrial Park

507 Pretoria Road, Fairleads, Benoni

**NEWLY RENOVATED**





*Position your business in this newly renovated industrial property at Alpine Industrial Park, offering modern office facilities, a spacious factory, covered loading area and a fully enclosed paved yard.*









## PROPERTY FEATURES

**Office Area: 127m²**
Reception, three offices, ladies and gents toilets, staff change room and shower.

**Factory Area: 375m²**
25m (L) x 15m (W) and 4m high at the eaves and 5m high at the apex.

**Covered Loading Area: 40m²**

**Fully Enclosed & Paved Yard:**
Approximately 400m².

**3-Phase Electrical Supply:**
60 to 150 amps.

**Garden Setting.**

**6 Carports.**

## RENTAL & LEASE DETAILS

**Monthly Rental:**
**R40,000** excluding VAT

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|---|---|
| **Lease Period:** | 3 to 5 years |
| **Deposit Required:** | R103,000 (based on 3-year lease) |

**Municipal Contributions:**

- Basic Electricity: R6,795.72 excluding VAT (80 amps three phase).
- Refuse & Litter picking: R587.51 excluding VAT.
- Electricity, Water and Sewerage as per individual meter readings.

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|---|---|
| **Other Charges:** | Lease Fee: R2,000.00 excluding VAT.<br>Credit check: R200.00 per entity excluding VAT. |
| **Occupation:** | 1 December 2026 (Conditions apply). |

**ARRANGE A VIEWING**

Contact Gregg
**083 255 2321** or **011 453 7600** (o/h)