

No. 3 Alpine Industrial Park

507 Pretoria Road Fairleads Benoni
R14,900.00 per month excl. VAT (R48/m²)



The factory comprises the following:

- **Office area: 86m²** comprising: Reception, two offices, kitchenette, ladies and gents' toilets, staff change room, kitchenette, toilet and shower
- **Factory area: Approx. 191m²** 25m long x 15m wide and 4m hi at the eaves and 5m hi at the apex;
- **External Shed area: Approx. 36m²**
- **PLUS:-**
 1. **Covered loading area: approx. 77m²;**
 2. **Fully enclosed and paved yard area**
 3. **Garden setting**
 4. **3 Shade carports**
- 3 Phase 60 – 100 - Amp electrical supply can be accommodated

Lease period: 1 to 3 years;
Monthly rental: R 14 900.00 excluding vat;
Deposit required: R 34 270.00 (based on two months' rent plus vat)

Municipal Contributions:
Basic Electricity: R 3 224.00 (Fixed capacity charge based on 60-amps)
Refuse: R 305.57 (Subject to change)
Litter picking: R 294.20 (Subject to change)
Electricity, Water and Sewerage as per individual meter readings.

Other charges: Lease Fee R 1 000.00
Credit check R 100.00 per entity
Occupation: Available 1st July 2021 (Conditions apply)

Call: Gregg 083-255-2321 or 011 453-7600 o/h

www.alpineproperty.co.za

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