

## No. 9 Alpine Industrial Park

507 Pretoria Road Fairleads Benoni

R 100, 000 per month excl. VAT and municipal contributions



Fairleads is a well-positioned mixed-use area in Benoni, located on the boundary of Rynfield and Crystal Park. Offering both convenience and accessibility, it is the ideal location for business owners and operators who live on the East Rand — especially those based in Benoni.

The factory comprises the following:

- **Office area: Approximately 261m<sup>2</sup>** including: Reception, walk in strong room, eight offices, ladies and gents' toilets, and kitchenette. Separate entrance for staff change room and toilets.
- **Factory area: Approximately 392m<sup>2</sup>, made up of two sections that flow into each other.**
- **PLUS:-**
  1. **Covered shed area: approx. 200m<sup>2</sup>;**
  2. **Shade port for 10 cars;**
  3. **Fully enclosed, paved yard area approx. 4 850m<sup>2</sup>;**
- 3 Phase 150- amp electrical supply can be accommodated

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

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**Lease period:** 1 to 5 years;  
**Monthly rental:** R 100 000.00 excluding VAT;  
**Deposit required:** R 250 000.00 **(Conditions apply).**

**Municipal Contributions:**

Basic Electricity: R 4 694.74 (Fixed capacity charge based on 60 Amps 3 Phase) excluding VAT;  
Refuse: R 505.68 (Subject to change) excluding VAT;  
Electricity, Water and Sewerage consumption as per individual meter readings.

**Other charges:** Lease Fee R 1 000.00 excluding VAT;  
Credit check R 200.00 excluding VAT.

**Occupation:** Available 1<sup>st</sup> December 2025 **(Negotiable, conditions apply).**

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