

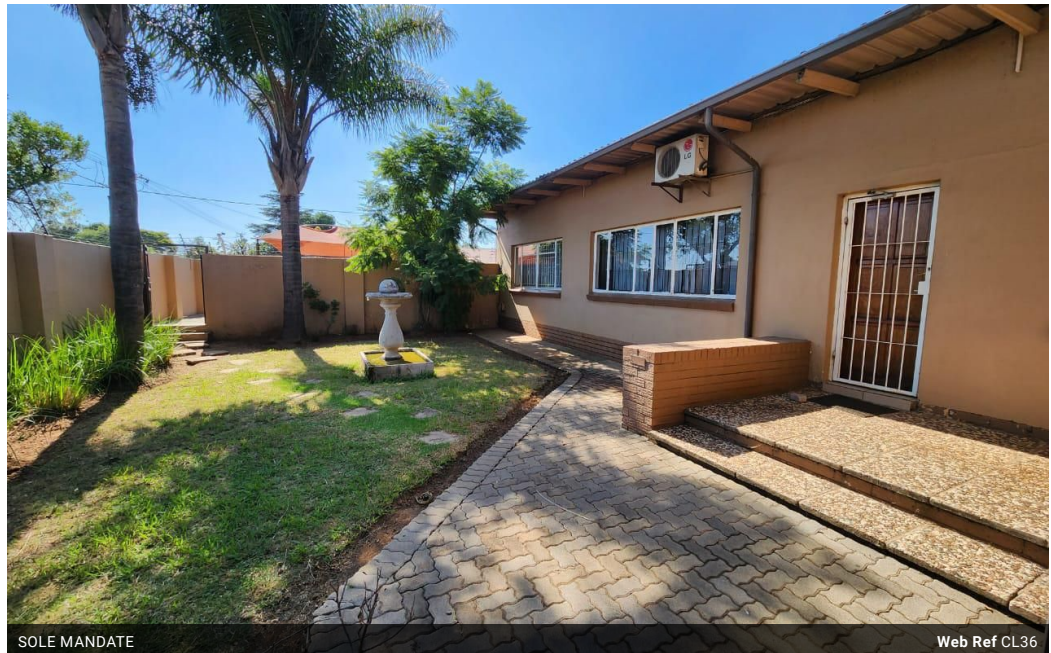


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SOLE MANDATE

Web Ref CL36



### R5,650,000

20 10

#### BUSINESS PREMISES FOR SALE IN PRIME EAST LYNNE AREA

BUSINESS PREMISES for sale.

**Offers:**

- Office area with 5 offices, bathroom, kitchen and reception area
- Warehouse space of 600sqm
- More than 20 covered parking spaces that can be used as work areas as well
- Container of 40sqm
- 3 entrances
- Outside staff toilets and shower
- 3 Phase Electricity
- Property has business rights
- Petrol tank under ground with working pump
- Diesel tank connection for above ground tank
- VAT registered

Come and view this amazing investment opportunity in the heart of the East Lynne business district with easy access from main

#### Features

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes

**Exterior**  
Covered Parking Bays 20  
Open Parking Bays 10

**Sizes**  
Floor Size 800m<sup>2</sup>  
Land Size 3,537m<sup>2</sup>