

To Let

Building 24 - Centralpoint Building - 24

11 LANNER FALCON ROAD, Samrand Business Park, Centurion, Gauteng

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The Building

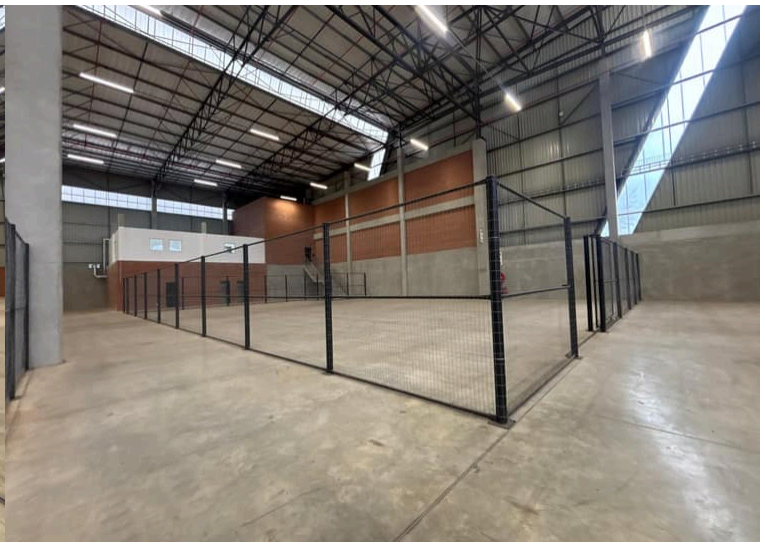
Building 24 - Centralpoint

This is a modern, mid-sized industrial facility in the heart of Growthpoint's Centralpoint Innovation Hub. This existing facility, offering a high-efficiency 4,843m²m² warehouse and 529m² of integrated offices. Offering 76 parking bays to ensure smooth staff and visitor access. This development is designed around operational efficiency, with an efficient warehouse-to-office ratio. Tenants benefit from this Centralpoint's facility being located in Gauteng's fastest-growing logistics node.

Building information

Gross Lettable Area	**5,515 m²**
Grade	**Warehousing**
Building sector	**Industrial**



The Space

5618m² Warehouse space available to let in Building 24 - Centralpoint, Samrand Business Park, Centurion.

Industrial warehouse 5,515 m² | Available ImmediatelyThis newly developed 5,515 m² freestanding industrial property is situated in the highly sought-after Samrand Central Point, surrounded by well-established blue-chip companies.The 4,843 m² warehouse offers excellent height to the eaves and is fitted with an overhead sprinkler system supported by dedicated water storage. The facility features three roller shutter doors, including one on-grade access point and two dock levellers, ensuring efficient receiving and dispatch operations. Dedicated receiving and dispatch offices are incorporated within the warehouse, which is further supported by a three-phase power supply of 150 amps.The 529 m² office component boasts a modern and welcoming reception area, leading into a well-balanced layout of open-plan and private offices. Additional offices overlook the warehouse floor, enhancing operational oversight. The office space is complemented by four bathrooms and two kitchens, providing a comfortable and functional working environment.Situated within a secure, 24/7 access-controlled business park, this premium warehouse enjoys an exceptional location with direct access to the Samrand offramp and seamless connectivity to the N1 highway. Its central positioning makes it ideal for logistics, warehousing, and distribution-focused operations.The facility offers excellent functionality with three large roller shutter doors, two equipped with dock levellers and one providing direct warehouse access, allowing for efficient interlink truck deliveries. The generous floor space and modern infrastructure cater to a wide range of industrial requirements.The property is supported by a robust 147 kVA power supply and features a fully ASIB-compliant sprinkler system, with provision for in-rack sprinklers subject to tenant requirements. Additional features include fibre connectivity, energy-efficient air conditioning and lighting, an impressive 11-metre clear spring height, and a floor load-bearing capacity of 100 kN. The building is also structurally prepared for future solar panel installation.With quick and convenient access to the N1 North and South via Samrand Avenue, as well as the N14 highway, this warehouse offers an outstanding combination of accessibility, safety, and operational efficiency.**negotable**

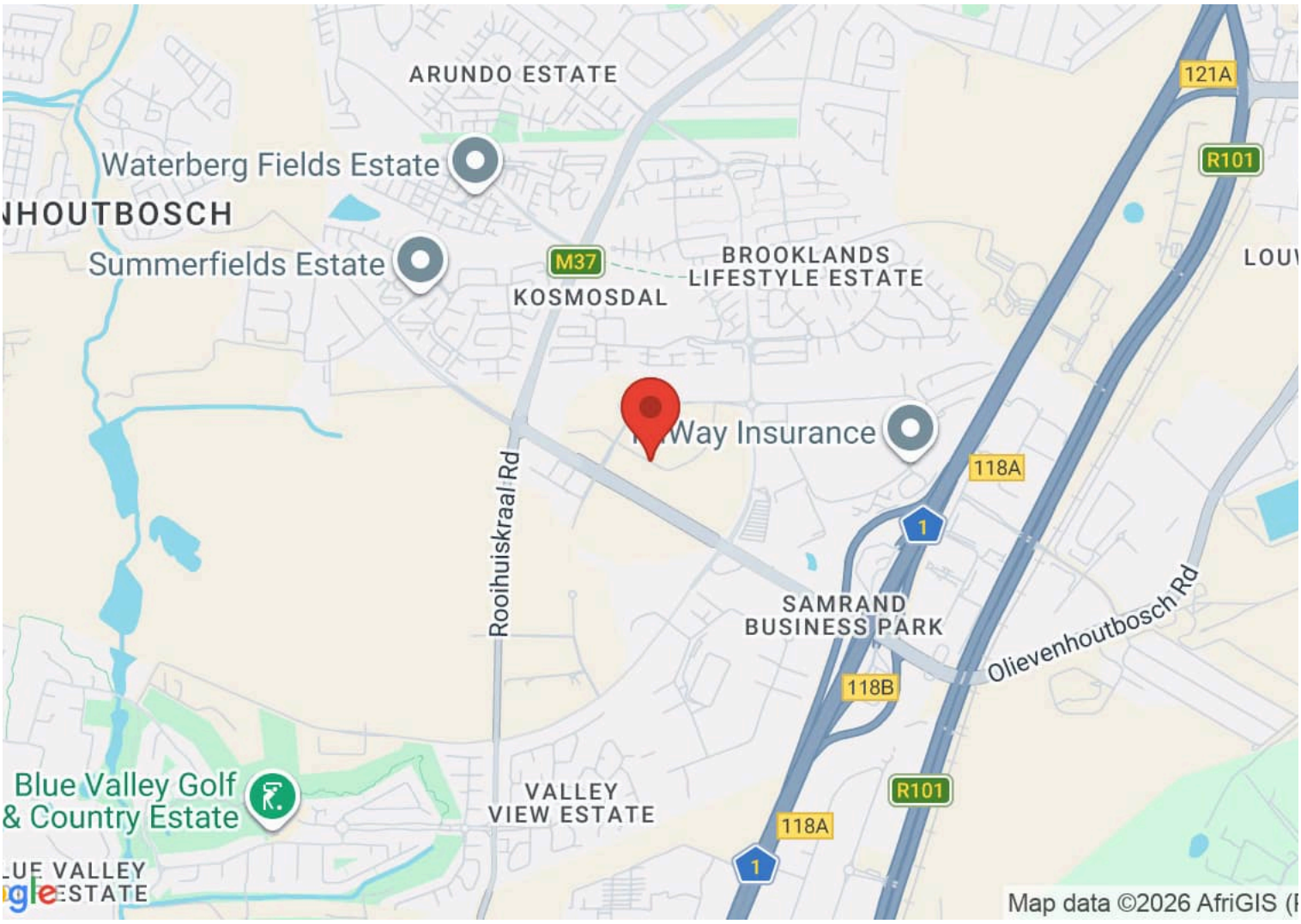
Unit information

Monthly rental	**R 550 564,00**
Gross lettable area	**5,618 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 98,00 / m²**
Net rental	Rate: **R 93,15 / m²**
Assessment rates	Rate: **R 3,85 / m²**



Get in touch



Angela Haralambous
aharalambous@broll.com | +27646810161