

To Let

Lower Boksburg Road Unit 10

1-3 Lower Boksburg Road, Germiston Industrial, Germiston, Gauteng, 1400

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The Building

Lower Boksburg Road

1 Lower Boksburg Road in Germiston Extension 3 is a functional industrial property tailored for heavy-duty operations. The site features a spacious workshop layout with high eaves, providing ample vertical clearance for machinery and storage. A key advantage of the facility is its integrated overhead crane, which enhances efficiency for fabrication and engineering activities. The building is supported by a robust electrical supply, making it suitable for tenants requiring significant power capacity. Multiple roller shutter doors and controlled access points ensure smooth logistics while maintaining security. Complementing the workshop space are yard areas that allow for truck movement and deliveries, along with designated parking for staff and visitors. Positioned within Germiston's established industrial hub, the property offers excellent connectivity to Johannesburg and surrounding regions, making it a practical choice for businesses seeking reliable infrastructure and strategic location.

Features
Located in Extension 3 | Heavy engineering premises | Workshop | +-8m Height bay | Large electrical capacity | Controlled access | Sufficient yard space | On site parking

Building information

Grade	**Heavy Grade Industrial**
Building sector	**Industrial**







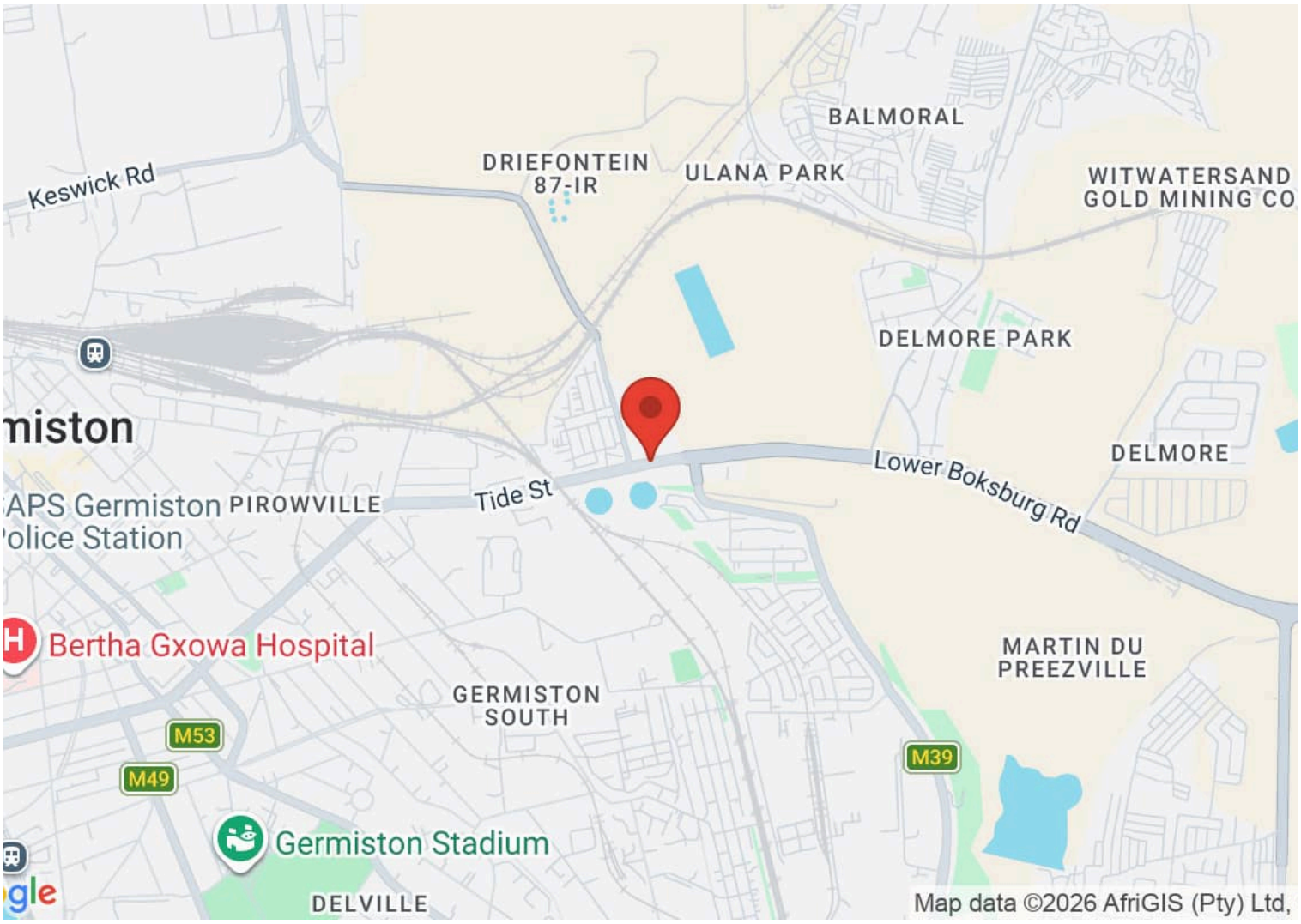
The Space

4907.31m² Industrial Warehouse space available to let in Lower Boksburg Road, Germiston Industrial, Germiston.

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Unit information

Gross lettable area	**4,907 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**



Get in touch

HR

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