

To Let

181 Barbara Road Warehouse

181 Barbara Road, Rietfontein, Germiston, Gauteng, 1429

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

181 Barbara Road

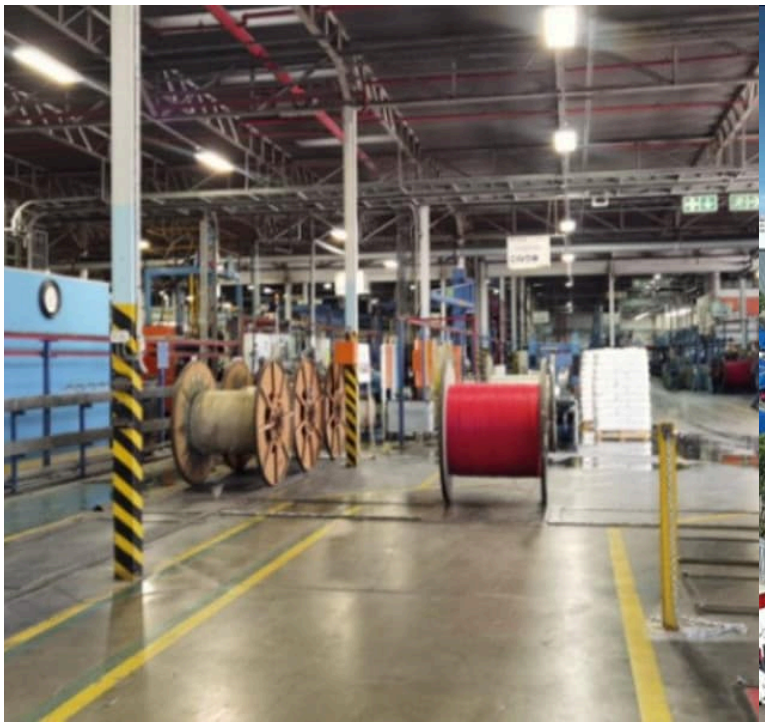
181 Barbara Road is strategically positioned in the heart of Elandsfontein, Germiston, a well established industrial hub located just minutes from O.R. Tambo International Airport. The property benefits from excellent connectivity, with immediate access to major arterial routes including the R24, R21, N12, and Barbara Road itself. These highways not only facilitate efficient logistics and distribution but also provide strong visibility opportunities for corporate signage, enhancing brand presence in a high traffic corridor.The site comprises an impressive 51,097 m^2 of Gross Lettable Area (GLA), anchored by two expansive warehouses complemented by approximately 5% of modern office space. The layout is designed with flexibility in mind: should a tenant not require the full warehouse footprint, the property lends itself to subdivision. Multiple entrances and generous yard areas allow for independent operations, efficient truck circulation, and tailored occupation strategies.Key property features underscore its suitability for large scale industrial users. An operational borehole on site delivers approximately 3,000 liters per hour, ensuring a reliable water supply. Security is robust, with controlled access and perimeter measures safeguarding the premises. The extensive yard space comfortably accommodates heavy vehicles and superlink trucks, while the power supply capacity of 10 MVA caters to tenants with intensive energy requirements. Notably, Warehouse 2 has a dedicated allocation of 5 MVA, making it particularly attractive for manufacturing or high power logistics operations.Overall, 181 Barbara Road offers a rare combination of scale, infrastructure, and location. With its blend of modern warehouse facilities, quality office space, and exceptional utilities, it stands out as a premier industrial property in Germiston—ideal for logistics, manufacturing, and distribution enterprises seeking both operational efficiency and strategic positioning.

Features
5 MVA Power supply | Truck access | Sprinklers | Borehole | 2 Access points | Near OR Tambo International | Ample parking | Secure premises

Building information

Gross Lettable Area	**52,147 m^2**
Grade	**Heavy Grade Industrial**
Building sector	**Industrial**







The Space

24909m² Warehouse space available to let in 181 Barbara Road, Rietfontein, Germiston.

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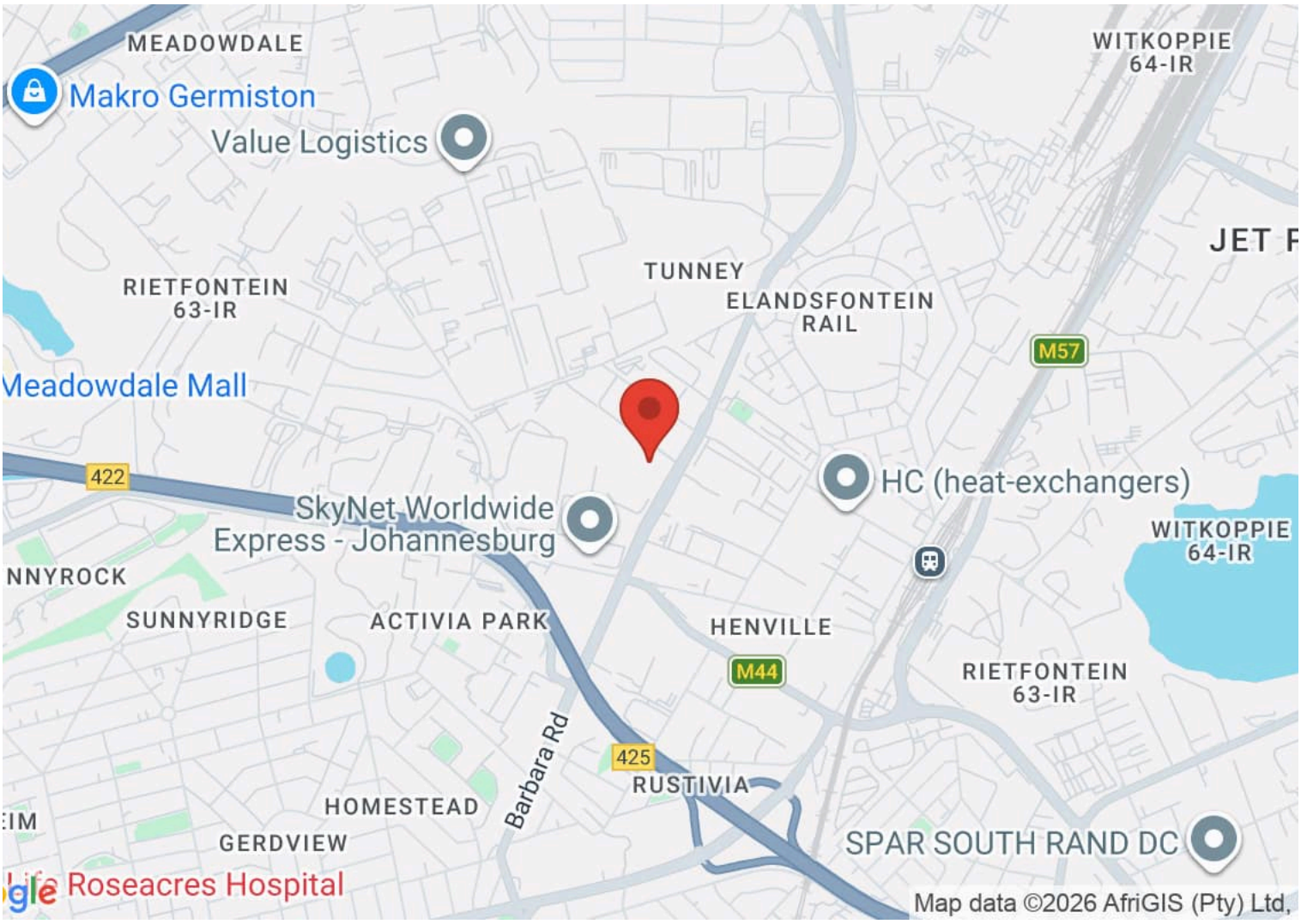
Unit information

Monthly rental	**R 1 693 812,00**
Gross lettable area	**24,909 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 68,00 / m²**
Net rental	Rate: **R 68,00 / m²**



Get in touch

HR

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