

To Let

Sam Green Sam Green

451 Sam Green Road, Tunney, Germiston, Gauteng, 1614

https://www.cwbroll.co.za

The Building

Sam Green

A-Grade Standalone Warehouse To Let in Tunney, GermistonThis well-maintained 3,454sqm standalone industrial facility is available to rent in Tunney, Germiston, at a net rental of R287,200 per month excluding VAT. The property comprises approximately 3,040sqm of warehouse space and 414sqm of modern double-volume offices, offering an ideal combination of operational efficiency and professional administrative facilities.The warehouse features excellent height to eaves, ample natural lighting, and three on-grade roller shutter doors, allowing for efficient loading and dispatch operations. The functional layout is designed to support warehousing, distribution, logistics, and light manufacturing activities, with multiple access points ensuring smooth movement of goods and vehicles throughout the facility.The modern double-volume office component provides a comfortable and professional working environment, with clear separation from the warehouse floor to facilitate effective management and day-to-day operations. Situated in the sought-after Tunney industrial node, the property offers convenient access to major transport routes including the N12, R24, and N3 highways, as well as proximity to OR Tambo International Airport, making it an excellent location for businesses requiring regional and national distribution capabilities.

Building information

Grade	**A Grade**
Building sector	**Industrial**







The Space

3454m² Warehouse And Office space available to let in Sam Green, Tunney, Germiston.

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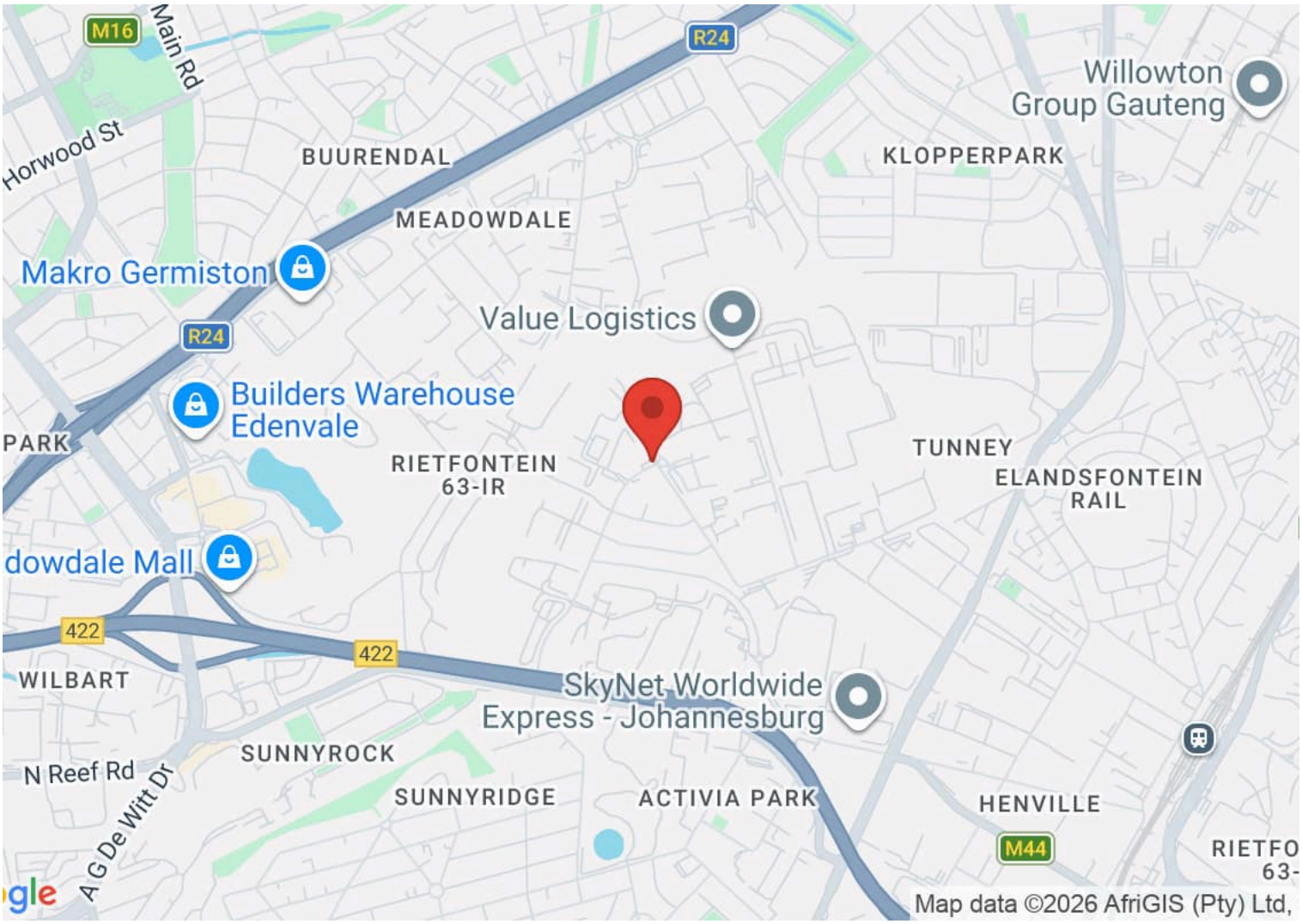
Unit information

Monthly rental	**R 286 682,00**
Gross lettable area	**3,454 m²**
Listing sector	**Warehouse and office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 83,00 / m²**



Get in touch



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