


# To Let

## Wadeville Business Park A5

Cnr Steenbras & Sardine Road, Wadeville, Germiston, Gauteng, 1422

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Wadeville Business Park

Wadeville Business Park at 3 Sardine Road is a secure and well positioned industrial complex offering functional warehouse space with modern conveniences. The unit provides a Gross Lettable Area of approximately 265 $m^2$, designed to accommodate light manufacturing, storage, or distribution operations. High eaves and generous natural lighting create a practical environment for stacking and shelving, while a large roller shutter door ensures efficient truck access and loading. The property is supported by three phase power supply, making it suitable for a range of industrial uses. Inside, a neat open plan office component with staff ablutions and a kitchenette adds comfort and flexibility for administrative functions. Located in the established Wadeville industrial node, the park benefits from excellent transport links and a reputation for reliability, making it an attractive option for businesses seeking a balance of accessibility, security, and operational efficiency.

**Features**

Industrial unit | Secure parking | 60 Amp 3-phase | Roller shutter | Truck-friendly | Storage

## Building information

| | |
|---|---|
| Grade | **Light Manufacturing** |
| Building sector | **Industrial** |






# The Space

**265m² Warehouse space available to let in Wadeville Business Park, Wadeville, Germiston.**

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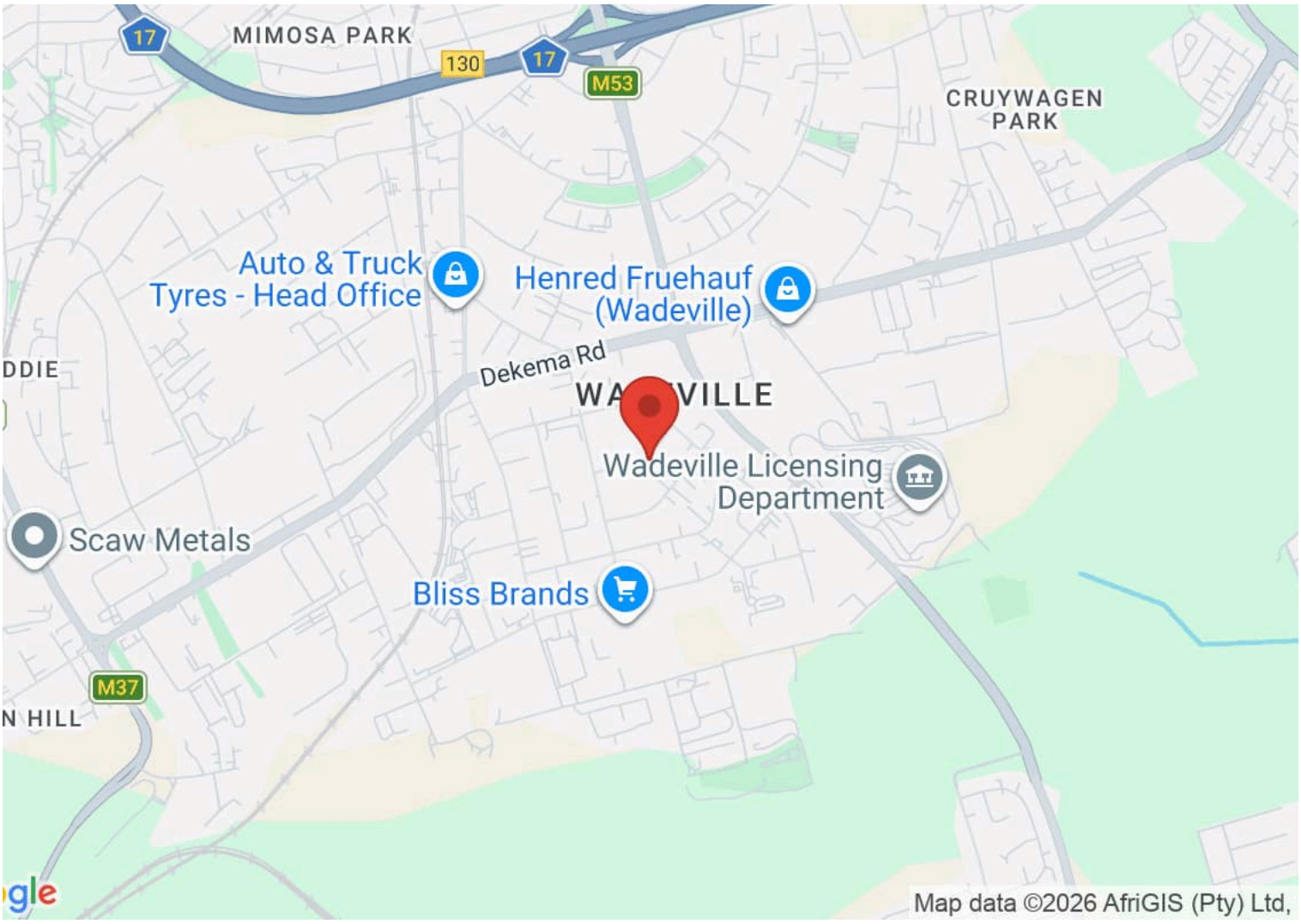
## Unit information

| | |
|---|---|
| Monthly rental | **R 13 250,00** |
| Gross lettable area | **265 m²** |
| Listing sector | **Warehouse** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 50,00 / m²** |
| Net rental | Rate: **R 50,00 / m²** |




# Get in touch

HR

**Hayley Rubin**

hrubin@broll.com | +27832665378