

To Let

2 Spartan Road Entire Warehouse & Ofifce

2 Spartan Road, Spartan, Kempton Park, Gauteng, 1619

CUSHMAN & WAKEFIELD | broll

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The Building

2 Spartan Road

This exceptional industrial facility is available to let in the sought-after Aeroport/Spartan industrial hub. Conveniently located with easy access to major highways and in close proximity to OR Tambo International Airport, the property offers outstanding accessibility and is ideally suited to logistics, distribution, warehousing, or light manufacturing operations.

Features
Office & warehouse | Solar | Secure | Roller door access | Parking | 300 Amp 3 phase power supply | Yard space | Truck turning space

Building information

Grade	**Warehousing**
Building sector	**Industrial**





The Space

3302m² Warehouse space available to let in 2 Spartan Road, Spartan, Kempton Park.

3302m² Warehouse space available to let in 2 Spartan Road, Spartan, Kempton Park.Warehouse The warehouse benefits from excellent natural light and generous internal height, making it ideal for storage, distribution, or light manufacturing. (Height to eaves: _____ m.) The warehouse also includes:• Two warehouse offices• Warehouse kitchenette• Male and female ablution facilities• Four roller shutter doors, comprising:o One ramp-access dooro One dock levellero Two dock-height roller shutter doors• Large exclusive-use yard with ample parking and excellent truck manoeuvrability Office Component The well-maintained double-volume office component provides a professional working environment and includes:• Welcoming reception area• Boardroom with adjoining fully fitted kitchen• Multiple private offices• Kitchen• Male and female ablution facilities Power Supply The property is equipped with 300Amps three-phase power and features an energy-efficient 245 Wp solar system comprising 42 solar panels with a backup battery system, helping to reduce operating costs and improve power reliability. This versatile industrial facility combines quality office accommodation, functional warehouse space, and excellent logistics infrastructure in one of Spartan's most established industrial locations.

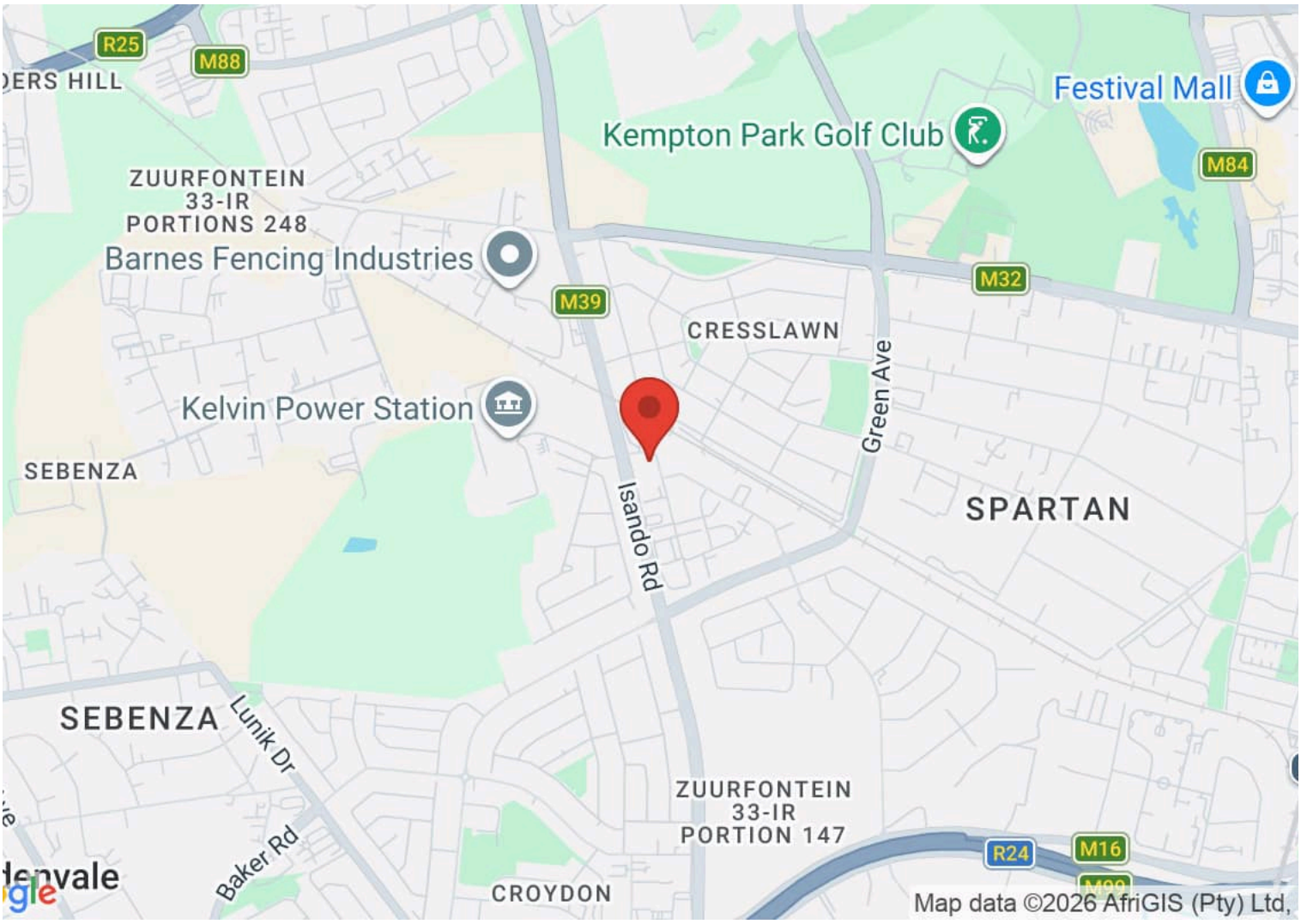
Unit information

Monthly rental	**R 237 744,00**
Gross lettable area	**3,302 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 72,00 / m²**
Net rental	Rate: **R 72,00 / m²**



Get in touch

HR

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