

To Let

Hambleton Park Unit 1

110 Richards Road, Halfway House, Midrand, Gauteng, 1685

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Hambleton Park

Hambleton Park at 110 Richards Drive is a well-established light industrial and commercial business park located in the sought-after Halfway House node of Midrand. Positioned along Richards Drive, the property enjoys excellent exposure and seamless access to key arterial routes, including the Allandale interchange and the N1 highway, placing it centrally between Johannesburg and Pretoria.The park comprises sectional title units designed to accommodate a mix of warehousing, light industrial, distribution, and office-based businesses. Units typically feature a practical combination of warehouse and office components, making them suitable for small to medium-sized enterprises requiring both operational and administrative space.Warehouse areas are generally designed with good height clearance and are equipped with large roller shutter doors to facilitate efficient loading and distribution. Many units incorporate mezzanine levels, maximizing usable floor space for storage or additional office use. Office components are modern and functional, often including reception areas, open-plan workspaces, and private offices.

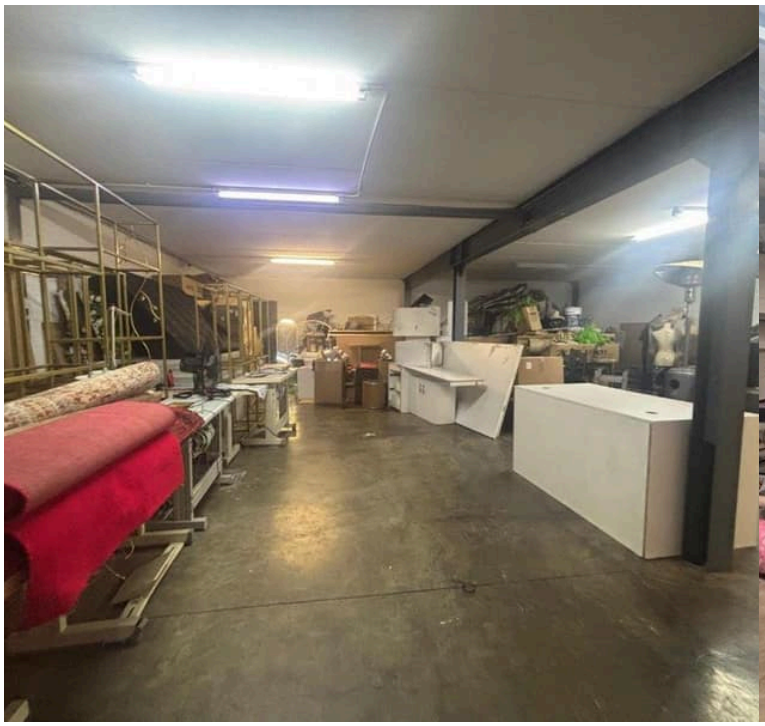
Features

Single-phase power | Roller shutter door | dock leveller access | 63AMPS | 24 Hour Security | Access Control

Building information

Building sector	**Industrial**






The Space

499m² Warehouse space available to let in Hambleton Park, Halfway House, Midrand.

499m² Industrial space available to let in Hambleton Park, Halfway House, Midrand.This versatile unit is available to let in the well-maintained and centrally located Hambleton Park, ideal for businesses requiring a combination of office, mezzanine workspace, and light industrial functionality.Situated in the heart of Midrand, the park offers excellent accessibility with quick and easy access to the N1 highway via Old Pretoria Road and Allandale Road. The park is neat, quiet, and secure, making it suitable for a range of commercial and light industrial users.The unit features a roller shutter door with dock leveller access, leading into a ground-floor warehouse area that is well suited for stock holding and dispatch. The second floor comprises an additional open-plan warehouse/workspace, ideal for use as a laboratory, storage area, or staff working area.The park offers good truck access and benefits from two access points, via Richards Drive and Morkels Close, ensuring efficient deliveries and dispatch operations.Key Features:Prime unit in a neat, secure business parkRoller shutter door with dock leveller accessGround-floor warehouse suitable for dispatch and storageAdditional open-plan workspace on the second floorIdeal for light industrial, laboratory, or mixed-use operationsGood truck access with dual park entrancesSingle-phase power (upgradeable if required)Excellent highway access via Old Pretoria Road and Allandale RoadThis well-located and functional unit is perfectly suited for businesses seeking flexibility, accessibility, and a professional park environment.

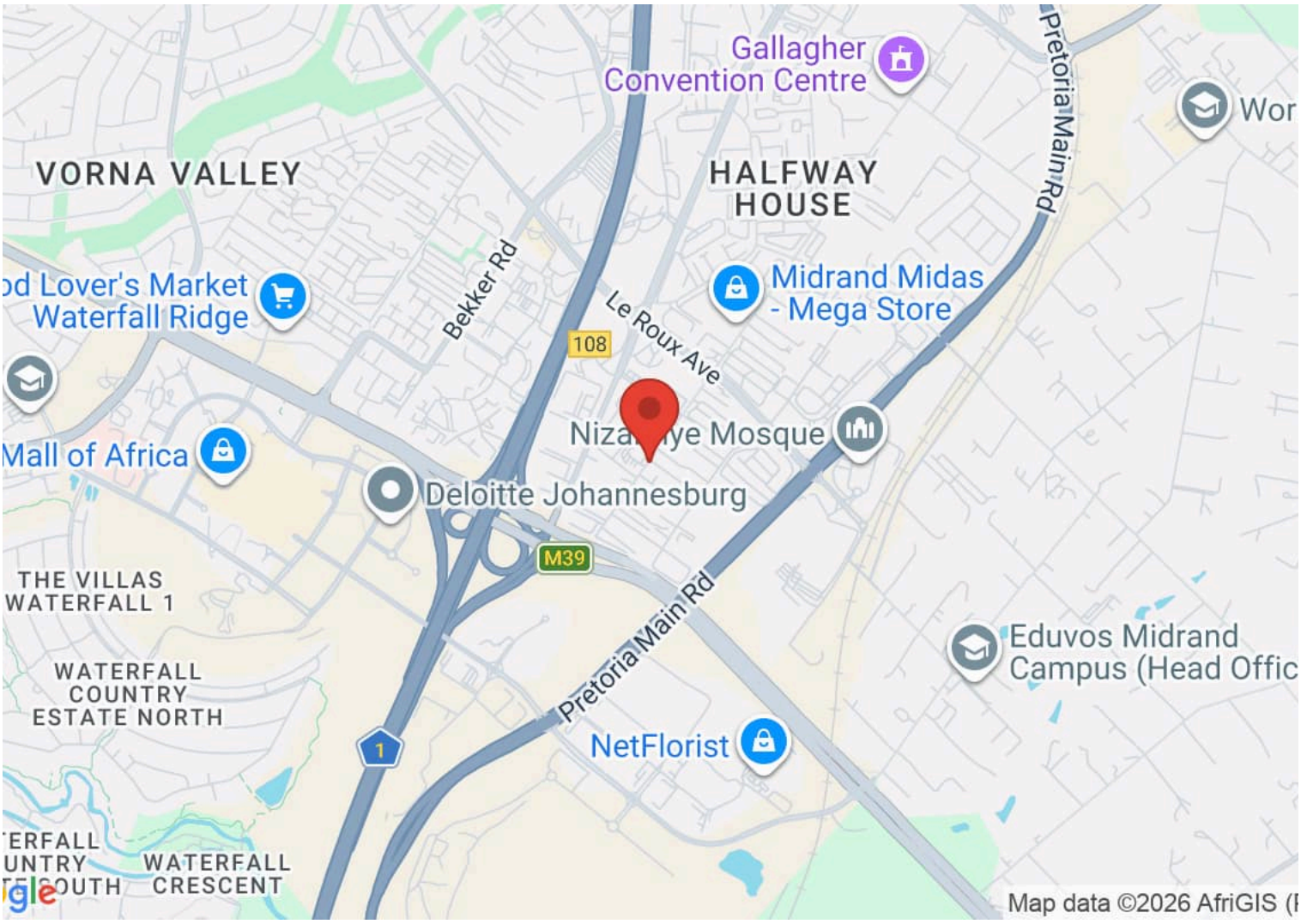
Unit information

Monthly rental	**R 29 999,88**
Gross lettable area	**499 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 60,12 / m²**
Net rental	Rate: **R 60,12 / m²**



Get in touch



Angela Haralambous
aharalambous@broll.com | +27646810161