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# 4 Light Industrial Mini Factories to Let in Irene,  Route 21. Available from February 201

Location **Gauteng, Centurion**
https://www.freeadsz.co.za/x-190974-z

Location: 33 Victoria Link, Route 21, Irene, 0178, South Africa

1. GENERAL LAYOUT
The Quadrum consists of 4 identical warehouse units.
Unit 1 and 2 share a communal stairway that links the basement parkingâ€™s to the ground and 1st floor. A similar second communal stairwell serves units 3 and 4.
The entrance gate on the left of the complex leads into a â€˜one wayâ€™ road around the back and front of the building with an exit gate on the right of the complex.
The front of the complex has clearview fencing with motorised entrance and exit gates.

2. UNIT LAYOUT AND SIZES
Each unit has an office area on the 1st floor, warehouse area on the ground floor and parking area in the basement.
Floor areas: 1st Floor offices: 100m2
Ground floor warehouse: 260m2
Basement parking: 6 parking bays. 3 in front, 3 at the back.

3. OFFICE AREA DETAILS
Ceramic tiled kitchenette with cupboards, sink and granite tops.
Two toilets with floor and half wall ceramic tiles.
Office dry walling to customerâ€™s requirements.
Carpet tiles in offices.
Air conditioning in suit offices.
Meter Wate [illegible] alone [illegible] external [illegible] offices.
Suspended ceilings with lighting [illegible] office layouts.

4. WAREHOUSE DETAILS
Total warehouse = 260m2.
Single volume (3.2m high) section under the offices = 100m2.
Double volume section = 160m2.
Two toilets including one paraplegic/shower.
Open plan kitchenette.

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Rear rollup door 4m high, 4m wide.
Single door entrance at the back next to the rollup door.
4 Meter overhang roofing at the back rollup door.
Small server room with piping for computers, security and telecommunication infrastructure.
Surface mounted electrical trunking around full perimeter of warehouse for versatile power reticulation.

5. BASEMENT DETAILS
Each unit has 3 tandem parkingâ€™s allowing for 6 vehicles.
The basement parking has 3.2 meter height clearance.
The rear 3 parkingâ€™s can be closed off and used as an additional store.

6. EXTERNAL PARKING
A total of 24 external open parkings available for the complex.
This allows for 6 external parkings per unit.
11 parkings are available in front of the building and 13 at the rear.
The Quadrum is situated in a security complex with 24 hour access control.
The front boarder of the complex has clearview fencing and motorised gates at the entrances and exits.
It would be recommended that these gates are open by the first arriving tenants and closed by the last leaving tenants, however this will be a group decision.
Access controls via the front basement doors or individual factory doors are options that will be discussed and decided according to individual tenant requirements.
Each unit s supplied with an alarm system which may be connected to a response unit for the tenants account.

7. ELECTRICITY
The complex has a 200 Amp, 3 phase Eskom supply.
A 150 KWatt backup generator is installed with an automatic mains fail (AMF) switch.
The diesel cost of running the generator and the yearly service fee will be divided between the 4 tenants and charged accordingly.
Each unit has individual metering.
Electricity usage will be charged for each unit at the unit consumption as charged by the local council.
In addition the fixed electricity charge will be divided and charged equally to each of the 4 units.
A common property meter is also installed with the cost being charged equally between the 4 units.

9. REFUSE
A refuse area is provided at the rear right side of the complex.
As a norm, two Wheelie Bins are supplied to each unit.
Each tenant is responsible to store their full bins in the refuse area and then move these to the allocated pavement area on the council collection day.
The monthly cost for these wheelie bins will be for the tenants account.

10. TELECOMMUNICATION

There is a Telkom and Dark Fibre Africa (DFA) connection point in front of the complex.
Sleeves have been installed from each of these points on the pavement into a telecommunication room that is provided in the basement of the complex.
Sleeving is provided from this telecommunication room to each of the small server rooms in the 4 individual units.
Tenants needs to negotiate with the various service providers regarding the installation that they require.

11. RENTALS

The price per unit is R33000 excluding VAT.
This excludes the electricity, water and refuse consumption as mentioned.
Rates and taxes and Route 21 levies are paid by the landlord.
3 and 5 year contracts will be negotiated.
Typically 3 year contracts will be at an 8% escalation while 5 years will be at a 6%.