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Office 2 Bronzite Block  
Abrey Eco Park  
5 Abrey Road  
Kloof  
3610

SOLD

Web Ref CL2591

R4,200,000

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### Great Investment Opportunity in Mariannhill!

#### Property Overview:

Size: 893sqm  
Lease Term: Until November 2025  
Potential for Lease Extension  
Only R4,700sqm.  
Return on Investment (R.O.I.): 10%  
?? Key Features:

Height: 8 meters  
Power: 150 amps  
Small Yard at the Back of the Property  
24-Hour Security  
Convenient Location: Only 4 kilometers from the N3  
?? Tenant Details:

Reliable tenant in place  
Interest in extending lease term

### Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 150

#### Exterior

Security Yes

#### Sizes

Floor Size 893m<sup>2</sup>  
Building Height 8m