

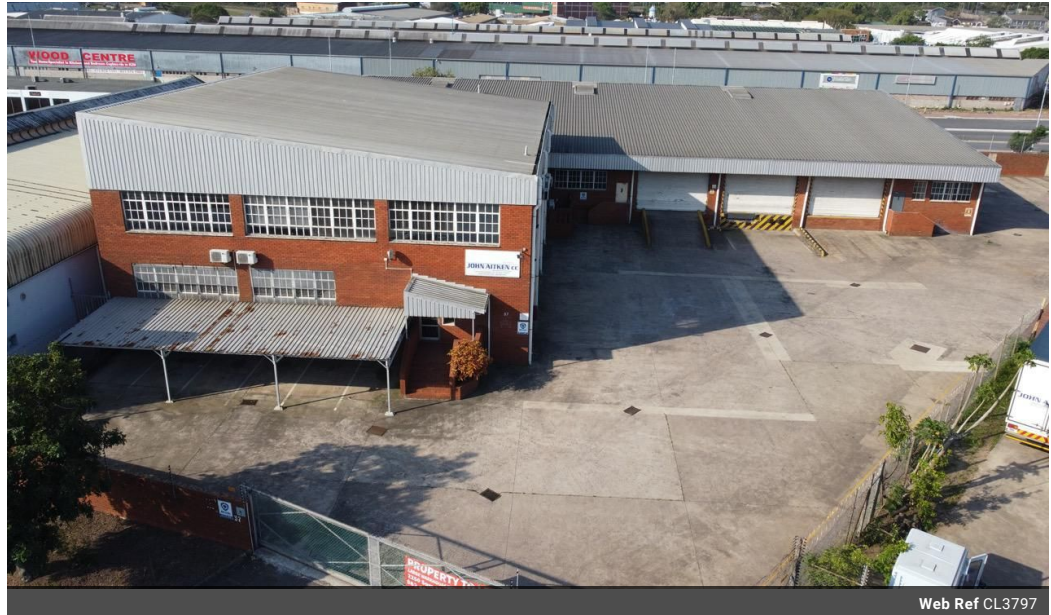


**David Asbury**  
0715155750  
david@foundation.co.za

Contact Foundation Property

073 6601990

Block C  
Bellevue Campus  
5 Bellevue Road  
Kloof



Web Ref CL3797



R85 per m<sup>2</sup>

Gross Monthly Rental R220,000 Excl. VAT

 0  0

Prime Industrial Property with Yard Space at 37 Ashfield Avenue, Springfield - 2,249m<sup>2</sup>

Prime Industrial Property with Yard Space at 37 Ashfield Avenue, Springfield - 2,249m<sup>2</sup>

A unique industrial facility with ample yard space in Springfield. This property at 37 Ashfield Avenue offers 2,249m<sup>2</sup> of combined office, warehouse, and hardened yard space, making it a rare find in this bustling industrial node. Perfect for businesses requiring superlink access, dock loading, and a well-organized operational flow.

Key Features:

Total GLA: 2,249m<sup>2</sup> of well-maintained space, broken down as follows:

- 507m<sup>2</sup> Office Area @ R100/m<sup>2</sup> = R50,700: Neat, air-conditioned office spaces with a professional layout. Additional staff accommodation is available if required.

- 1,742m<sup>2</sup> Warehouse @ R85/m<sup>2</sup>= R148,070: Spacious and efficient, the warehouse features 5 roller doors, multiple ramps, and an

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

### Sizes

Floor Size	2,250m <sup>2</sup>
------------	---------------------

