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Web Ref CL15076



**R2,775,000**

Monthly Levy R1,520 Excl. VAT

Monthly Rates R4,800 Excl. VAT



### Discover North Point, Ballito

Kopp Commercial is pleased to offer the following unit for sale in a new development in Shakas Head.

- Total GLA 211 square meters
- Ground floor 152 sqm
- Mezzanine 56 sqm
- Balcony 3 sqm
- 2 Roller Shutter Doors at the front and the back (4m and 2.3m height)
- 2 Parking Bays
- 1 Loading bay in front of the roller shutter door
- 6.6m Height to Eaves
- 3 Phase Power, 60 amps

- a state-of-the-art industrial development by Nichol Projects & Bloc Architects. Strategically located just off the R102 towards Umhlali, this secure industrial park offers a perfect blend of practicality and stylish design, tailored for light industrial and commercial use.

**Key Features:**

- Heavy Power Floated Floors: Durable and robust for heavy-duty use

### Features

<b>Title</b>	Sectional				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Floor Loading Cap.	4 Tn/m <sup>2</sup>	Security	Yes	Floor Size	211m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	2		
Power Amps	60				