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R8,500,000

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## HEAVY INDUSTRIAL FACTORY FOR SALE IN SPRINGFIELD

Kopp Commercial is pleased to offer you this 1832SQM Industrial factory with offices for sale in Springfield Park.

- \*\*electricity is 400 Kw\*\*

- Factory of 1569m<sup>2</sup> and mezzanine area of 63m<sup>2</sup>
- Building 1 - office block 200m<sup>2</sup> consisting of 7 offices, a storeroom, kitchen and ablutions
- Building 2 - 1 x studio with storeroom, 2 x managers offices with toilets, 1 x factory managers office, 3 store rooms, ablutions and change rooms
- mezzanine floor in factory has a carrying capacity of 1 ton/m<sup>2</sup>
- factory floor is hardened, 150mm reinforced floated concrete
- 70mm electric cable cemented into the wall reaches from workshop to the main DB
- 60mm galvanised air pipes throughout the factory supplying various workstations and machines with air
- new roof sheeting
- 50mm water pipes throughout factory

## Features

<b>Title</b>	Freehold		
<b>Zoning</b>	Industrial		
<b>Interior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Floor Size	1,832m <sup>2</sup>
Power Amps	250		