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Plot 43173 Phakalane, Gaborone  
393 9372

## Make an Offer

Market value  
BWP8,200,000

Offers from  
BWP8,200,000

Highest offer  
BWP8,200,000

Offers for this listing must be made in  
BWP8,200,000 increments



Web Ref CSR810



BWP8,200,000

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## Prime Warehouse Investment Opportunity in Thriving Gaborone/Phakalane Business Hub: Two Independent

This warehouse is situated on a 1,090 sqm plot with a total built-up area of 770 sqm, divided into two independent units, each with separate access points.

### Unit 1:

Area: 400 sqm  
Monthly Rental: P18,600.00  
Escalation: 7%  
Lease Period: 24 months

Unit 1 features a downstairs reception area, an office area, a warehouse area with separate male and female restrooms within the warehouse, and additional restrooms for administrative staff. The warehouse is equipped with a 4m high roller shutter door. Upstairs, there is an open office area and a separate enclosed office space.

### Unit 2:

Area: 375 sqm  
Monthly Rental: P18,600.00

## Features

**Zoning** Industrial

### Interior

Air Conditioning Yes  
Power 3 Phase Yes

### Sizes

Floor Size 770m²  
Land Size 1,924m²

### Extras

Secure Parking Office Warehouse Rollup Security Gate

