



Bruce Mungle
+27 731370304
bruce@compropballito.co.za



Tracey Padayachee
0782227426

tracey@compropballito.co.za

Contact **ComProp Ballito**

032 9462727


Suite 1 ComProp House Kyalami Park,
Douglas Crowe Avenue,
Ballito Business Park,
4420



R1,400,000

Monthly Levy R1,800 Excl. VAT

Monthly Rates R1,600 Excl. VAT

 2  0

Light Industrial Mini Factory - Investment Opportunity

Laguna Seca is a secure and sought-after mixed-use mini factory complex, ideally situated just 3 km from Ballito's CBD and with easy access to the N2 freeway.

This unit offers a spacious double-volume ground floor warehouse, complemented by an air-conditioned mezzanine office. Additional features include two toilet facilities, a kitchenette, and a 3m x 3m roller shutter door for convenient access. The property also includes two undercover parking bays and an external loading area directly in front of the roller door.

Lease in place until 31 October 2025.

Designed to accommodate a range of light industrial operations, Laguna Seca supports vehicle access of up to 8 tons. The

Features

Zoning Commercial

Interior

Air Conditioning Yes

Exterior

Security Covered Parking Bays Yes 2

Sizes

Floor Size 135m²

Extras

Security Gate Air Conditioner

