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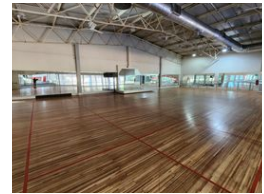
Contact Head Office

010 0354431

Office 40A
 Eden Meadows Complex
 1 Van Riebeeck Avenue
 Greenstone
 1609



Web Ref CL12372



R140,000 pm

Gross Monthly Rental R140,000 Excl. VAT

0 250

Versatile 3,162m² Property for Sale in Germiston – Ideal for Gym, Warehouse, or Distribution

Unlock the potential of this expansive 3,162m² property in Germiston, ideally located within a dynamic commercial, industrial, and residential hub. Previously a successful gym, the ground floor offers 1,806m² of adaptable space featuring open-plan areas, private offices, and extensive amenities, including male and female ablutions with showers, changing rooms, lockers, and steam rooms. An Olympic-sized indoor pool and a dedicated kids' activity center add a unique advantage, while a spacious reception area ensures a professional and welcoming entrance.

The 1,356m² upper level includes a large open-plan section overlooking the pool and two expansive areas ideal for fitness studios or alternative uses. With its flexible layout, high ceilings, and abundant natural light, this property is well-suited for gyms, and

Features

Zoning Commercial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

Exterior

Security	Yes
Open Parking Bays	250

Sizes

Floor Size	3,162m ²
Land Size	7,000m ²
Building Height	12m

