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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref MPFSALRP2500



**R13,500,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

10 10

Food processing plant and warehouse for sale in Alrode.

This well sized property measures approx 2500m<sup>2</sup> under roof and is made up of two properties. There is a warehouse with a long standing tenant in place, with 6m to the eaves, a lot of natural lighting throughout and good truck access.

The main facility measures approx 1250m<sup>2</sup> under roof and is an ex Meat and poultry processing plant, there is three entrances to the property. Well sized office component and multiple bathrooms as per regulations. The main processing facility consists of the below, all bunded and walled to the ceiling with ISO panels.

- 1 x freezer room
- 1 x chiller room
- 1 x drying room
- 1 x storage room
- 2 x butcher rooms
- 1 x finished products room
- 3 x bunded open area work stations.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

### Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	10

### Sizes

Floor Size	2,500m <sup>2</sup>
Land Size	5,000m <sup>2</sup>
Building Height	7m

### Extras

24 Hour Access 24 Hour Response Above Road Burglar Bars Carport Change Rooms Electric Fencing Electric Gate Warehouse Workshop Storeroom Factory Guard Guard House Near Bus Service Near Mini Bus Service Perimeter Wall North Safe Alarm System Freestanding Toilet

