



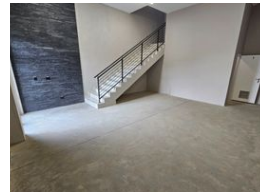
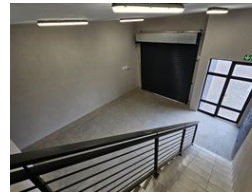
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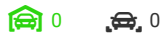
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609



Web Ref CL12722



R2,235,000



## Modern Industrial Unit with Race Track Views – Prime Morehill Location!

Located in the sought-after Morehill area, this brand-new 179m<sup>2</sup> unit is now available for sale in a secure park with 24-hour security. Designed for efficiency, the warehouse features excellent height to the eaves, ample natural light, and a large on-grade roller shutter door for seamless access. A robust three-phase power supply supports various industrial operations, making this a versatile space for businesses looking to grow.

Inside, the unit offers a stylish reception area, a spacious open-plan office, a well-equipped kitchenette, and ablution facilities for staff and visitors. A unique highlight is the expansive balcony overlooking the thrilling Formula K race track—adding an inspiring touch to the workspace. With quick access to the N12 and R21 highways via Snake Road, this prime property offers convenience,

## Features

**Zoning** Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	179m <sup>2</sup>

