



**Donovan Saunders**

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



Web Ref DS380HFS24



**R3,500,000**

**Monthly Levy** R3,200 Excl. VAT

**Monthly Rates** R6,002 Excl. VAT



### 380sqm Industrial unit For Sale / To Let in Hughes!

A neat and well-maintained 380sqm industrial unit is available For Sale or To Let in the sought-after Hughes area. This property boasts a great location with easy access to main routes, making it ideal for a variety of industrial or business operations. The office component features a tidy open reception area, a boardroom, as well as a mix of open-plan and single offices, providing a functional and professional working environment.

The warehouse offers excellent height and good natural light, enhancing both operational efficiency and comfort. It includes a large on-grade roller shutter door, allowing for easy access and smooth logistics. Situated in a safe and secure park, this unit is

### Features

**Zoning** Industrial

#### Interior

|               |     |
|---------------|-----|
| Power 3 Phase | Yes |
| Power Amps    | 80  |

#### Exterior

|                   |     |
|-------------------|-----|
| Security          | Yes |
| Open Parking Bays | 4   |

#### Sizes

|                 |                   |
|-----------------|-------------------|
| Floor Size      | 390m <sup>2</sup> |
| Land Size       | 390m <sup>2</sup> |
| Building Height | 7m                |