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



Web Ref MPFS6061TLP



**R34,000,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

20 20

Landmark location with Main road exposure - 6061m<sup>2</sup> warehouse / factory to let in Steeledale.

This Landmark property has come onto the market to rent in Steeledale, measuring approx 6061m<sup>2</sup> under roof. The property is well suited for a multitude of businesses from a wholesale facility, storage & warehousing as well as manufacturing. The property has a well sized warehouse / factory component with firewalls internally and sprinkler system. Multiple roller shutter doors for access and a well sized yard for truck access. There is good height to the eaves of approx 4-5 meters and lots of natural light. The property is situated on the corner and offers a lot of visibility and foot traffic.

The office component is well sized and consists of a large cash sales counter area, and multiple private offices. The parking is also very well sized and has multiple covered parking bays for staff and customers.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 1000

### Exterior

Security Yes  
 Covered Parking Bays 20  
 Open Parking Bays 20

### Sizes

Floor Size 6,061m<sup>2</sup>  
 Land Size 9,300m<sup>2</sup>

