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 Eden Meadows Complex  
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SOLE MANDATE

Web Ref MC2565FSS



R15,650,000

4 30

2 565m<sup>2</sup> Neat industrial warehouse with main road exposure in Spartan, Kempton Park

Sole and Exclusive Mandate

Presenting a pristine 2,565m<sup>2</sup> industrial warehouse for sale, located in the highly sought-after industrial hub of Spartan. This well-maintained property boasts excellent height to the eaves, allowing for ample vertical storage and enhanced natural lighting throughout the workspace. Equipped with four large roller shutter doors at the front, it offers smooth receiving and dispatch operations. The warehouse also includes a canteen, staff ablutions, three-phase power supply, and a backup generator to ensure uninterrupted business operations.

The double-volume office component features a welcoming reception area, open-plan office layouts on both floors, and private offices on the second floor. Additional amenities include male and female ablutions and kitchens, ensuring convenience for

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 200

### Exterior

Covered Parking Bays 4  
 Open Parking Bays 30

### Sizes

Floor Size 2,565m<sup>2</sup>  
 Land Size 4,524m<sup>2</sup>  
 Building Height 8m

