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



Web Ref MC620FSS



R4,450,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



640sqm Industrial warehouse in a secure business park for sale in Spartan

Situated within the highly sought-after industrial hub of Spartan, this meticulously maintained 640 sqm industrial warehouse, nestled within a secure park, is now available for sale. Boasting an impressive eaves height and abundant natural lighting, the warehouse creates an optimal workspace environment. Effortless entry to the warehouse is facilitated by a sizable front-facing roller shutter door, and the property is supplied with a 60-amp three-phase power to accommodate diverse operational requirements.

The office segment of the property features an open and inviting reception area with open plan offices. This professional space is complemented by male and female ablution facilities and a convenient kitchenette. Adequate parking space is thoughtfully

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	60

### Exterior

Security	Yes
Covered Parking Bays	2
Open Parking Bays	2

### Sizes

Floor Size	620m <sup>2</sup>
Land Size	620m <sup>2</sup>
Building Height	8m

