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



Web Ref MC1850FSS



**R18,450,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

0 40

Neat 1850sqm Industrial warehouse with a large yard to let in Spartan, Kempton park

This A grade 1850 sqm freestanding industrial warehouse on a 5216sqm stand is available for sale and is situated within the sought-after industrial node of Aeroport, Spartan. The warehouse has an excellent height to the eaves with great natural light throughout the work area. There are six large roller shutter doors on the side of the building for receiving and dispatch and allow for cross docking. Inside the warehouse there are additional offices as well as male and female ablutions. The property has three phase power of 150 amps available as well as diesel tank with pump in the yard area.

The double-volume office component comprises a welcoming reception area, open plan offices and male and female ablutions

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 150

### Exterior

Open Parking Bays 40

### Sizes

Floor Size 1,850m<sup>2</sup>  
 Land Size 5,216m<sup>2</sup>  
 Building Height 9m

