



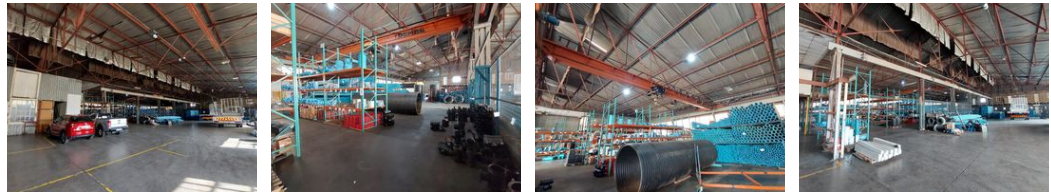
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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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Web Ref CL12719



### R17,500,000

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#### 3,000m<sup>2</sup> Warehouse in Clayville – Prime Location with Dual Yard Access

This versatile 3,000m<sup>2</sup> warehouse in Clayville offers an ideal logistics solution with seamless access to the N1 and R21 highways via Olifantsfontein Road. Designed for efficiency, the warehouse is well-lit with natural light and powered by 125 amps of three-phase electricity. Two roller shutter doors—a 5-meter front entry and a 4-meter rear access—provide smooth truck flow, ensuring effortless loading and unloading operations.

The office component is thoughtfully designed for productivity, featuring a welcoming reception area, spacious open-plan workspaces, and a boardroom on the ground floor. The upper level offers additional private offices, open-plan areas, and a dedicated file room, catering to administrative needs. Conveniently located bathrooms enhance workplace comfort. Positioned in

#### Features

**Zoning** Industrial

##### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 125

##### Exterior

Security Yes  
 Covered Parking Bays 15

##### Sizes

Floor Size 3,000m<sup>2</sup>  
 Land Size 3,500m<sup>2</sup>

