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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL11001



**R28,000,000**

Monthly Rates R40,293 Excl. VAT

24 60

### 6 694m<sup>2</sup> Exceptional Property in Lanseria, Randburg

Explore this exceptional property for sale in Lanseria, previously used as a food manufacturing facility. Set on a sprawling erf of 85,653 sqm, with a current coverage of 7.28% (6,236 sqm), this site provides ample space to fulfill your business needs. Monthly rates are R40,293.00 (effective June 2023), and the property includes several enhancements such as 5,500 sqm of paving, 24 steel carports, entrance gates, a guardhouse, a borehole, a reservoir, a comprehensive water filtration plant, and secure fencing, ensuring both security and operational efficiency.

The total lettable area of 6,694 sqm is well-divided into various functional spaces, including factory areas, office sections, loading aprons, wash bays, workshops, and staff ablutions. Factory 1 measures 3,815 sqm, Factory 2 is 876.50 sqm, and the Office

### Features

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
 Power 3 Phase Yes

**Exterior**

Security Yes  
 Covered Parking Bays 24  
 Open Parking Bays 60

**Sizes**

Floor Size 6,694m<sup>2</sup>  
 Land Size 85,653m<sup>2</sup>  
 Building Height 8m

