



**Tyrone Varga**  
Principal Property Practitioner  
Registered with PPRA  
(FFC 114 321 7)  
072 869 3246

[tyrone@newpointproperty.co.za](mailto:tyrone@newpointproperty.co.za)

Contact Head Office

010 0354431

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



Web Ref CL10985



R20,000,000

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### 3 428m<sup>2</sup> Neat Warehouse in Eastgate, Sandton

Situated in the highly coveted Eastgate Extension area, this property boasts a prime location with effortless accessibility from main roads and highways. Its strategic positioning ensures not only easy access but also exceptional visibility along neighboring thoroughfares, enhancing overall exposure. Designed with visitor convenience in mind, the property offers ample parking and is fortified with round-the-clock security services. It encompasses both warehouse and office spaces, with particular emphasis on the expansive warehouse area. The office segment features a meticulously maintained reception area, organized offices, and boardroom spaces, complemented by well-appointed ablution and kitchenette facilities. The office space is notable for its double-

### Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

**Exterior**

Security	Yes
Covered Parking Bays	10

**Sizes**

Floor Size	3,428m <sup>2</sup>
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