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 1 Van Riebeeck Avenue  
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 1609



Web Ref TLMP2300



## POA

15 15

10m to the eaves, Weigh bridge and 2300m<sup>2</sup> under roof to let in Alrode

2300m<sup>2</sup> A grade Warehouse to let in Alrode!

The warehouse is located centrally in Alrode as a free standing corner property with access from two streets and three roller shutters. There is a drive through facility on the property allowing for easy receiving and dispatch along with a 24m weigh bridge and borehole water.

The warehouse component measures 1750m<sup>2</sup> under roof with 10m to the eaves and tons of natural lighting. The structure can support 2 x 10T over head gantry cranes which can be installed if needed. The entire property has been recently revamped, the yard space has an oil trap and a storm water drainage system security guard house and a 60T weigh bridge at the entrance. The office component is split in two, there are main offices at the front of the property with boardrooms and reception and the balance

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 500

### Exterior

Security Yes  
 Covered Parking Bays 15  
 Open Parking Bays 15

### Sizes

Floor Size 2,300m<sup>2</sup>  
 Land Size 4,012m<sup>2</sup>  
 Building Height 12m

### Extras

Guard House 24 Hour Response Security Gate 24 Hour Access Above Road Alarm System Burglar Bars Basin Carport Change Rooms Electric Fencing Piped Gas Factory Warehouse Guard Near Bus Service Near Mini Bus Service Perimeter Wall East Freestanding Storage Storeroom Guest Toilet Toilet Shower, Toilet and Basin

