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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL12519



R100,000 pm

**Gross Monthly Rental** R100,000 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

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## 2,200m<sup>2</sup> Manufacturing Facility with Overhead Cranes in Alrode

This exceptional manufacturing facility in Alrode offers 2,200m<sup>2</sup> under roof on a large stand with excellent main road exposure. The property features two 10-ton overhead gantry cranes spanning the full length of the building, making it ideal for heavy-duty manufacturing and engineering operations. With a height of 6.5m under hook and 8m to the eaves, plus a robust three-phase power supply and well-maintained concrete floors, this facility is built for efficiency. A large roller shutter door provides seamless warehouse access, ensuring smooth operations.

A separate office block includes open-plan offices, a boardroom, two internal warehouse offices, change rooms, and staff ablutions. The property also boasts a spacious private yard with 24-hour security, allowing for easy truck access. Conveniently

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 3 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 4

### Exterior

Security Yes  
 Covered Parking Bays 10  
 Open Parking Bays 6

### Sizes

Floor Size 2,200m<sup>2</sup>  
 Land Size 4,000m<sup>2</sup>  
 Building Height 12m

### Extras

24 Hour Access Basin Burglar Bars Carport Change Rooms Electric Fencing Electric Gate  
 Factory Warehouse Guard Near Mini Bus Service Office Perimeter Wall Safe west facing  
 galvanized steel roof A-Frame Style Outside Toilets Shower, Toilet and Basin Air Conditioner  
 Alarm System Common Toilet Office Outbuildings Storage Storeroom Workshop

