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



Web Ref CL12317



R120,000 pm

Gross Monthly Rental R120,000 Excl. VAT

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### Prime 2,200m<sup>2</sup> Warehouse with Expansive Yard in Apex

This meticulously maintained 2,200m<sup>2</sup> warehouse in the sought-after Apex area offers a premium rental opportunity with excellent accessibility and security. Situated on a 3,495m<sup>2</sup> stand and secured by electric fencing, the property ensures a safe and efficient working environment. It boasts ample eave height, abundant natural light, 300 amps of three-phase power, and seven large on-grade roller shutter doors, allowing for seamless workflow and easy access. Dedicated offices and restroom facilities cater to warehouse staff, enhancing daily operations.

The office component features a welcoming reception area, private offices, kitchenettes, and ablution facilities for added convenience. Located just off Range View Road, with quick access to the N12 and N17 highways, this property is ideal for

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

#### Exterior

Open Parking Bays	8
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#### Sizes

Floor Size	2,200m <sup>2</sup>
Land Size	3,495m <sup>2</sup>

