



**Nathan Broodryk**  
 0844223210  
 nathan@newpointproperty.co.za

Contact Head Office  
 010 0354431

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



Web Ref NB640U1EChre1



R55,618 pm

Gross Monthly Rental R55,618 Excl. VAT

5 3

640sqm warehouse with offices.

Located in the secure and well-maintained Hennospark Industrial Park, this 640m<sup>2</sup> corner unit seamlessly combines office and warehouse spaces. The inviting reception area leads to the upstairs offices, which feature private workspaces, bathrooms, and a kitchen, creating a comfortable and efficient environment for your team.

The warehouse is designed with operational efficiency in mind, offering drywall sorting rooms, a spacious dispatch area, and easy access to the shared rear yard. Equipped with 100 amps of three-phase power, this unit is ideal for a variety of industrial uses. Additional amenities include covered parking at the front and ample outdoor storage space at the rear, making it a secure,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 100

### Exterior

Security Yes  
 Covered Parking Bays 5  
 Open Parking Bays 3

### Sizes

Floor Size 640m<sup>2</sup>  
 Land Size 5,000m<sup>2</sup>

