

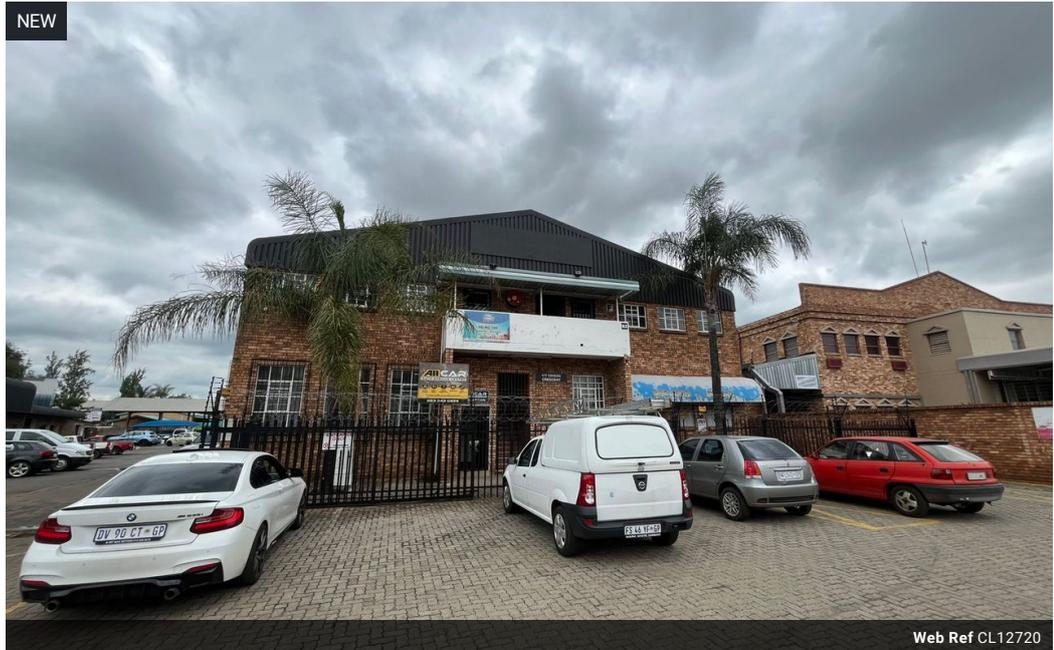


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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609

NEW



Web Ref CL12720



R12,415 pm

Gross Monthly Rental R12,415 Excl. VAT

2 10

### High-Visibility Warehouse with Office Potential & Secure Access

This well-positioned warehouse offers exceptional flexibility, making it ideal for businesses needing additional storage or an office conversion. Situated along a prominent main road, it provides excellent visibility for maximum exposure. The layout includes a welcoming reception area, multiple offices, and a spacious, naturally lit warehouse—perfect for storage or distribution. Additional conveniences such as two bathrooms and a kitchenette, ensure a comfortable working environment.

Secured within a fully fenced perimeter with gated access, the property offers ample open parking for staff and visitors. With 24-hour security, including roaming guards and patrols, your business operations remain safe and uninterrupted. Combining prime

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

#### Exterior

Security	Yes
Covered Parking Bays	2
Open Parking Bays	10

#### Sizes

Floor Size	191m <sup>2</sup>
Land Size	3,200m <sup>2</sup>

