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



Web Ref NB10652N1



R974,658 pm

**Gross Monthly Rental** R974,658 Excl. VAT    **Monthly Levy** R1 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

10    30

### 10 652sqm warehouse To Let In Louwlaedia!

Located within the secure confines of Louwlaridia Park, this expansive 10,652-square-meter warehouse offers a well-balanced 90/10 warehouse-to-office ratio for optimal efficiency. The generous yard space ensures smooth truck movement, enhancing logistics operations. Designed with safety and security in mind, the facility fosters a productive work environment. Its flexible layout makes it an ideal solution for businesses that need both storage and office space, combining functionality with safety.

Additionally, the property features 1,406 square meters of modern A-grade office space, designed with a contemporary aesthetic. It includes individual offices, a boardroom, open work areas, and a welcoming reception, providing businesses with an elegant and

### Features

**Zoning** Industrial

**Interior**

Floor Loading Cap.	10 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

**Exterior**

Security	Yes
Covered Parking Bays	10
Open Parking Bays	30

**Sizes**

Floor Size	10,652m <sup>2</sup>
Land Size	20,000m <sup>2</sup>

