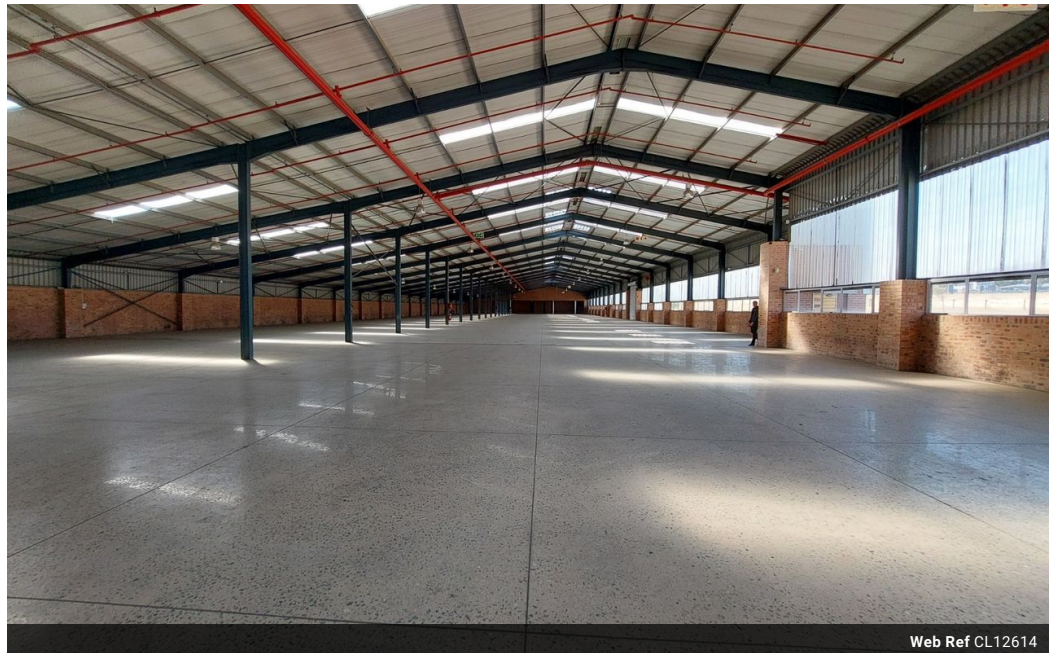




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Office 40A
 Eden Meadows Complex
 1 Van Riebeeck Avenue
 Greenstone
 1609



Web Ref CL12614



R1,072,500 pm

Gross Monthly Rental R1,072,500 Excl. VAT

20 20

16,500m² Warehouse with 34,000m² Yard in Prime Samrand Location

Elevate your operations with this expansive 16,500m² warehouse in Samrand, Centurion, offering exceptional highway visibility and a massive 34,000m² yard for seamless truck maneuvering. Designed for large-scale industrial use, this facility features multiple roller shutter doors, four dock levels, and a powerful 500 kVA power supply, ensuring efficiency for high-demand businesses.

The A-grade office component includes private offices, boardrooms, kitchens, bathrooms, and 20 covered parking bays, providing a professional and functional workspace. With an open-plan warehouse flooded with natural light and easy access to major highways, this property is a top-tier choice for companies needing ample storage, modern amenities, and a strategic location.

Features

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m²
 Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 725

Exterior

Security Yes
 Covered Parking Bays 20
 Open Parking Bays 20

Sizes

Floor Size 16,500m²
 Land Size 58,966m²

