



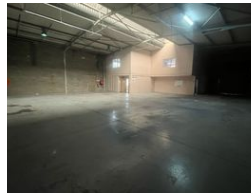
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Office 40A
 Eden Meadows Complex
 1 Van Riebeeck Avenue
 Greenstone
 1609



Web Ref NB519U8N11



R38,925 pm

Gross Monthly Rental R38,925 Excl. VAT

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519m² warehouse TO LET in Samrand!

This thoughtfully designed 519m² warehouse offers an ideal 80/20 split between industrial and office space, making it well-suited for a variety of business operations. Featuring a 100 AMPS three-phase power supply and a single roller shutter door for smooth logistics, the property ensures both efficiency and easy accessibility. Five dedicated parking spaces provide added convenience for staff and visitors.

Inside, the layout includes a welcoming reception area, a ground-floor office for overseeing warehouse operations, and an additional office cluster upstairs for administrative tasks. Separate restrooms for warehouse and office staff enhance comfort, while the practical design promotes productivity. Whether for manufacturing, storage, or distribution, this secure and versatile

Features

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m²
 Power 3 Phase Yes
 Power Amps 100

Exterior

Security Yes
 Open Parking Bays 4

Sizes

Floor Size 519m²
 Land Size 30,000m²

