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

NEW



Web Ref MC2000TLS



R140,000 pm

**Gross Monthly Rental** R140,000 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

6 20

Neat 2000sqm freestanding warehouse with a large yard to let in Sebenza

This neat 2000sqm freestanding industrial warehouse with 2000sqm yard is available to let and is located in the sought-after industrial node of Sebenza, Edenvale. The warehouse has good height to the eaves with excellent natural light throughout the work area and is accessed through two large roller shutter doors on the side of the building with an additional warehouse for extra storage. There are male and female ablutions with showers.

The office component comprises of a welcoming reception area, individual offices, ablutions and kitchen. There is three phase power of 80amps available to the unit. This property has easy access to O.R. Tambo International Airport as well as the N3, R21,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 80

### Exterior

Covered Parking Bays 6  
 Open Parking Bays 20

### Sizes

Floor Size 2,000m<sup>2</sup>  
 Land Size 5,835m<sup>2</sup>  
 Building Height 8m

