



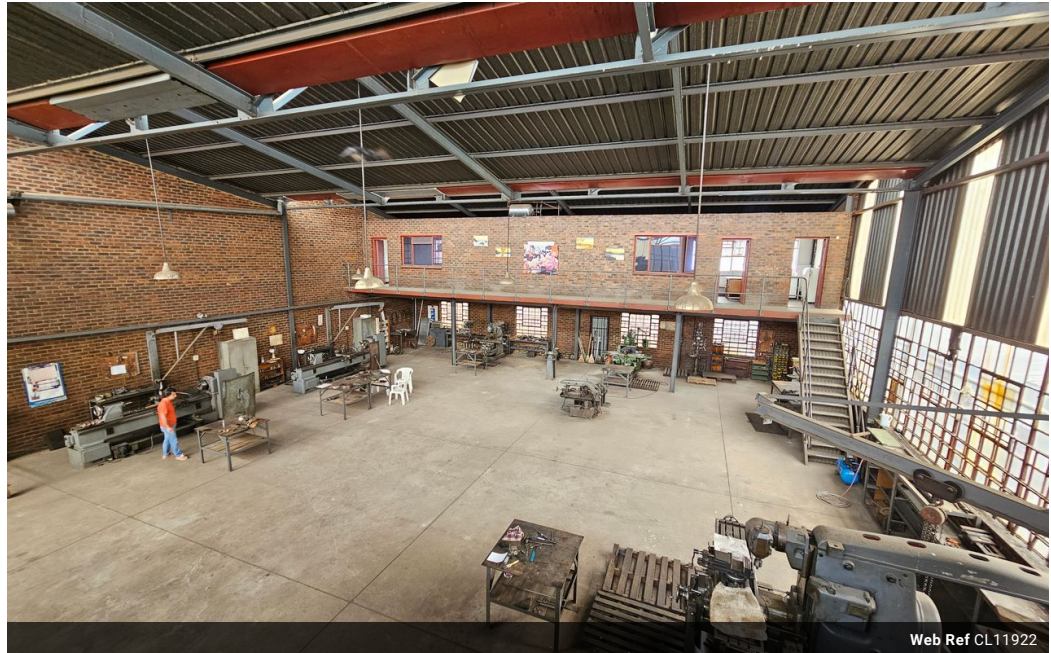
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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL11922



R28,000 pm

Gross Monthly Rental R28,000 Excl. VAT

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## 705 neat and well maintained factory to let in Delville

A neat and well-maintained property is available to let in the sought-after area of Delville, Germiston. This space is perfectly suited for engineering and fabrication businesses, equipped with 100 amps of three-phase power to support heavy industrial operations. The property features a large roller door at the front of the building, providing convenient access for vehicles and equipment. Additionally, there are two offices ideal for administrative staff and covered parking spaces for added convenience.

Staff change rooms are strategically located on a mezzanine floor, maximizing the available workshop area for the tenant's

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 100

### Sizes

Floor Size 705m<sup>2</sup>  
 Land Size 705m<sup>2</sup>  
 Building Height 7m