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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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Web Ref CL12681



R478,205 pm

Gross Monthly Rental R478,205 Excl. VAT Monthly Levy R24,499 Excl. VAT

0 30

## Prime 7,357m<sup>2</sup> Warehouse To Let in Gosforth Park – Ideal for Logistics & Distribution

This exceptional 7,357m<sup>2</sup> warehouse in Gosforth Park, Germiston, offers a highly accessible and strategically positioned industrial space just off the Rand Airport Road offramp on the N3. Boasting excellent highway exposure, the warehouse features great height, abundant natural light, and a full ASIB-compliant fire sprinkler system with pumps and tanks. Racking is already in place throughout most of the space, while the 17 roller shutter doors, positioned across three sides, ensure seamless truck flow and efficient loading. With ample space for superlink trucks and a robust three-phase power supply, this property is perfectly suited for large-scale logistics or warehousing operations.

The double-wing office component is modern and well-designed, spanning two levels with multiple reception areas, private offices,

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Open Parking Bays	30

### Sizes

Floor Size	7,357m <sup>2</sup>
Land Size	14,000m <sup>2</sup>
Building Height	8m

