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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref BW540TLMEADOWDALE3



R48,000 pm

**Gross Monthly Rental** R48,000 Excl. VAT  
**Monthly Rates** R200 Excl. VAT

**Monthly Levy** R200 Excl. VAT

2 4

Neat a-grade 540m<sup>2</sup> industrial unit to let in Meadowdale

Meadowhill Industrial Park, located in the heart of Meadowdale, offers a secure and well-maintained industrial environment. Unit 8, a 540m<sup>2</sup> space, is designed for seamless operations, featuring a large roller shutter door to facilitate smooth goods movement. This unit provides a practical balance of warehouse functionality and office space, meeting a variety of industrial needs.

The warehouse offers impressive height to the eaves, ideal for efficient stacking, complemented by ample natural light for an energy-efficient workspace. The park ensures 24-hour access-controlled security, providing peace of mind. Strategically positioned near the R24 and N12 highways, Meadowhill Industrial Park offers excellent accessibility and connectivity, making it an ideal

## Features

**Zoning** Industrial

### Interior

|                    |                     |
|--------------------|---------------------|
| Floor Loading Cap. | 3 Tn/m <sup>2</sup> |
| Air Conditioning   | Yes                 |
| Power 3 Phase      | Yes                 |
| Power Amps         | 100                 |

### Exterior

|                      |     |
|----------------------|-----|
| Security             | Yes |
| Covered Parking Bays | 2   |
| Open Parking Bays    | 4   |

### Sizes

|                 |                   |
|-----------------|-------------------|
| Floor Size      | 540m <sup>2</sup> |
| Land Size       | 540m <sup>2</sup> |
| Building Height | 8m                |