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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL11977



R28,975 pm

Gross Monthly Rental R28,975 Excl. VAT

Monthly Rates R2,138.1 Excl. VAT

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### 305m<sup>2</sup> industrial warehouse with retail aspect to let in Meadowdale

This very neat 305m<sup>2</sup> industrial unit situated in a secure park and well located just off of Edenvale road is available to let. The unit has a nice open planned warehouse floor with very minimal office interruption. There is 3 phase power supply and the warehouse is accessible via an on-grade roller shutter door as well as a pedestrian door for clients leading into a welcoming area which is suitable for a reception area.

The warehouse offers good uninterrupted height throughout and brilliant natural lighting. There is ablutions for the warehouse and office staff separately as well as a kitchenette facility. The unit is in a secure park with 24 hour security and offers ample parking

### Features

<b>Building Name</b>	Eden Crossing				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Floor Loading Cap.	1 Tn/m <sup>2</sup>	Security	Yes	Floor Size	305m <sup>2</sup>
Power 3 Phase	Yes	Covered Parking Bays	3	Land Size	30m <sup>2</sup>
		Open Parking Bays	3	Building Height	6m