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



Web Ref CL12505



R21,300 pm

**Gross Monthly Rental** R21,300 Excl. VAT  
**Monthly Rates** R1,905.6 Excl. VAT

**Monthly Levy** R3,643.7 Excl. VAT

2 10

### 284m<sup>2</sup> Secure Industrial Unit in Meadowdale – Ideal for Business Growth

This well-positioned 284m<sup>2</sup> industrial unit in Meadowdale, Germiston, is available to rent within a secure estate featuring 24-hour security and access control. The warehouse boasts high ceilings, abundant natural light, and a convenient on-grade roller shutter door for seamless access. With a reliable three-phase power supply, this space is designed to support a wide range of industrial operations efficiently.

Complementing the warehouse is an 80m<sup>2</sup> office component, providing a professional environment for administrative functions. The unit also includes two undercover parking bays and ample visitor parking for added convenience. Offering a strategic location, top-tier security, and versatile functionality, this property is an excellent choice for businesses looking to establish or expand in a

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	63

#### Exterior

Security	Yes
Covered Parking Bays	2
Open Parking Bays	10

#### Sizes

Floor Size	284m <sup>2</sup>
Land Size	300m <sup>2</sup>
Building Height	7m

