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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL10934



R164,920 pm

Gross Monthly Rental R164,920 Excl. VAT

 22  0

2 356m<sup>2</sup> AAA-Grade industrial warehouse and office space in Tunney, Germiston

Nestled within the centrally positioned Tunney area, this exceptional 2,356m<sup>2</sup> warehouse boasts a strategically advantageous location, just a brief 10-minute drive from O.R. Tambo International Airport. The property is seamlessly connected via the R21, R24, and N12 highways, making it an ideal choice for businesses prioritizing efficient logistics. Visitors are welcomed into a modern, open-plan reception area through separate entrances for customers and staff. The property features a two-story office building integrated with an expansive, high-ceilinged warehouse equipped with two 5-ton cranes spanning the entire workshop area. Outside, a 700m<sup>2</sup> yard with a private gated entrance facilitates truck loading and unloading operations, complemented by a pivot crane for efficient goods handling.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

### Exterior

Covered Parking Bays 22

### Sizes

Floor Size	2,356m <sup>2</sup>
Land Size	3,600m <sup>2</sup>
Building Height	8m

