



**Jarred Purchase**

Candidate Property Practitioner  
Registered with PPR  
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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
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Web Ref CL12343



R90,415 pm

Gross Monthly Rental R90,415 Excl. VAT

0 15

Premium 1,391m<sup>2</sup> Industrial Facility with Prime Exposure

This state-of-the-art 1,391m<sup>2</sup> industrial warehouse offers an exceptional space for businesses seeking efficiency and visibility. Featuring a large on-grade roller shutter door, a spacious open-plan layout with a 7.5-meter height to the eaves, and excellent natural lighting, this facility is designed for seamless operations. A durable concrete mezzanine provides additional storage, while three-phase power and dedicated male and female ablutions ensure a functional workspace for warehouse staff.

The office component is modern and well-appointed, with a welcoming reception area, multiple private and open-plan offices, and two boardrooms—one on each floor. A stylish balcony adds a premium touch, while two fully equipped kitchens and ample

Features

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	1,391m <sup>2</sup>
Power Amps	150	Open Parking Bays	15	Land Size	15,000m <sup>2</sup>
				Building Height	8m

