



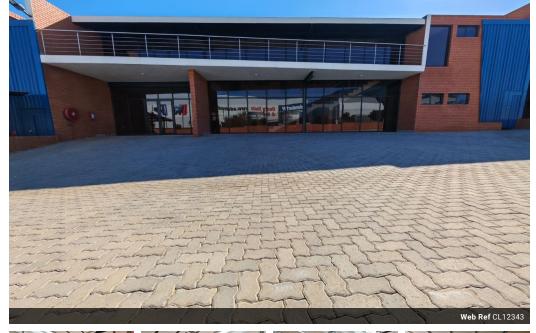
Jarred Purchase Candidate Property Practitioner Registered with PPRA (FFC 118 480 9)

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#### Contact Head Office

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











# R90,415 pm

Gross Monthly Rental R90,415 Excl. VAT



### 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

Yes

15

#### Features

Zoning Industrial

Interior Power 3 Phase Power Amps

Yes

150

**Exterior** Security Open Parking Bays Sizes Floor Size Land Size Building Height

1,391m² 15,000m² 8m

