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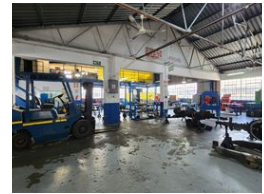
Contact Head Office

010 0354431

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



Web Ref CL12407



R35,000 pm

Gross Monthly Rental R35,000 Excl. VAT

2 6

### Freestanding 800m<sup>2</sup> Industrial Property To Let in Benrose

This versatile 800m<sup>2</sup> freestanding warehouse in Benrose is available to let, offering prime exposure and easy access to the M2 Highway. The warehouse features excellent height, ample natural light, and a robust 120-amp, three-phase power supply, making it ideal for a variety of industrial operations. Two mezzanine levels provide additional storage space, while a private yard with great truck access and ample parking bays enhances functionality.

The office component is spacious and well-maintained, featuring a welcoming reception area, multiple private offices, and a foreman's office with a clear view of the warehouse. Additional conveniences include separate male and female ablutions for staff and visitors, plus an external ablution block with a canteen area, changing room, and shower facilities. This property offers an

### Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes  
 Power Amps 120

**Exterior**  
 Covered Parking Bays 2  
 Open Parking Bays 6

**Sizes**  
 Floor Size 800m<sup>2</sup>  
 Land Size 1,000m<sup>2</sup>  
 Building Height 6m

