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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL12599



R31,510 pm

Gross Monthly Rental R31,510 Excl. VAT

2 6

### Secure 839m<sup>2</sup> Warehouse with Modern Offices in Benrose

Now available for lease, this 839m<sup>2</sup> industrial warehouse in Benrose offers security, functionality, and convenience in a prime location. Situated in a gated area, the property ensures enhanced security while providing easy truck access with shared yard space and a roller shutter door for seamless logistics. The warehouse boasts impressive height, natural light, and an 80-amp 3-phase power supply, making it an ideal fit for various industrial operations. Staff ablution and shower facilities add to the overall convenience.

The upper-level office component is designed to enhance professionalism and comfort, featuring a spacious reception area, boardroom, and multiple private offices. A main kitchen and well-maintained restrooms ensure staff convenience, while ample

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
 Power Amps 80

#### Exterior

Security Yes  
 Covered Parking Bays 2  
 Open Parking Bays 6

#### Sizes

Floor Size 839m<sup>2</sup>  
 Land Size 1,300m<sup>2</sup>

