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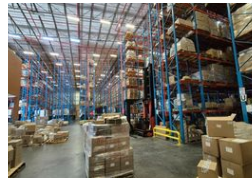
010 0354431

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

5,439m<sup>2</sup> Warehouse To Let in Longmeadow



Web Ref CL12472



R516,705 pm

Gross Monthly Rental R516,705 Excl. VAT

55 35

## Prime Industrial & Office Facility in Longmeadow with N3 Highway Visibility

Positioned just off the N3 highway, this premium Longmeadow property offers exceptional accessibility and high exposure from the main road. The impressive 2,020m<sup>2</sup> office component provides a versatile and professional workspace, featuring a mix of open-plan areas, private offices, and boardrooms to suit diverse business needs. Complementing this is a high-volume warehouse with excellent height, a robust sprinkler system, and a powerful 500 kVA three-phase power supply, making it ideal for various industrial operations.

Designed for efficiency, the warehouse features multiple roller doors and three dock levelers, ensuring seamless loading and offloading for large trucks. A spacious yard allows for smooth vehicle maneuvering, while ample undercover and outdoor parking

## Features

**Zoning** Industrial

### Interior

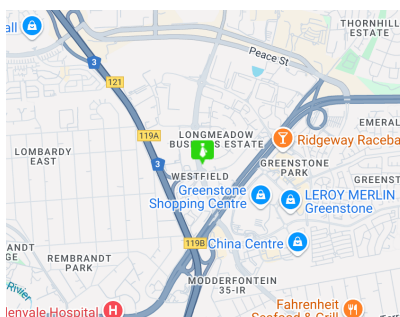
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	500

### Exterior

Security	Yes
Covered Parking Bays	40
Basement Parkings	15
Open Parking Bays	35

### Sizes

Floor Size	5,439m <sup>2</sup>
Land Size	10,000m <sup>2</sup>
Building Height	15m



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