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

NEW



Web Ref CL12693



R109,170 pm

Gross Monthly Rental R109,170 Excl. VAT

4 6

Prime 2 400m² Industrial Facility in Secure Longmeadow Estate

Located in the prestigious Longmeadow Business Estate, this free-standing 2,400m² property offers a secure and highly functional space for industrial or logistics operations. With 24-hour security and direct access to the N3 highway, it ensures seamless connectivity. The warehouse features exceptional height, ample natural light, and a robust 400-amp 3-phase power supply. Two large roller doors allow direct truck access, while a small paved yard at the front and side enhances loading and dispatch efficiency.

The 200m² office component spans two levels, boasting a modern corporate layout with two boardrooms, private offices, open-plan workspaces, and a fully equipped kitchen. Ample ablution facilities serve both office and warehouse staff. This well-designed

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

Exterior

Security	Yes
Covered Parking Bays	4
Open Parking Bays	6

Sizes

Floor Size	1,213m ²
Land Size	2,400m ²

