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



Web Ref CL12529



R241,586 pm

Gross Monthly Rental R241,586 Excl. VAT

0 26

### Prime 2,957m<sup>2</sup> A-Grade Industrial Warehouse in Chloorkop

This well-maintained 2,957m<sup>2</sup> industrial warehouse, located in a secure business park in the sought-after Chloorkop industrial node, is now available to let. Designed for efficiency, the warehouse features five large roller shutter doors—four at the front and one on the side—for seamless access. With excellent height to the eaves, abundant natural light, and a robust 350-amp three-phase power supply, the facility is ideal for a range of industrial operations. The property also includes yard space on the side, providing additional versatility for logistics and storage.

Complementing the warehouse is a modern double-volume office component, offering a welcoming reception area, open-plan and

### Features

**Zoning** Industrial

**Interior**

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 350

**Exterior**

Security Yes  
 Open Parking Bays 26

**Sizes**

Floor Size 2,957m<sup>2</sup>  
 Land Size 2,957m<sup>2</sup>  
 Building Height 8m

**Extras**

Security Complex 24 Hour Access

