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



Web Ref MC117TLC



R9,360 pm

**Gross Monthly Rental** R9,360 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

0 3

### Neat 117sqm industrial mini warehouse to let in Chloorkop

This 117 sqm neat industrial warehouse is now available to let, located in a secure business park within the sought after industrial node of Chloorkop. Featuring excellent accessibility through a front roller shutter door, the warehouse benefits from abundant natural light that enhances the workspace, along with impressive height that accommodates various operational needs.

Complementing the warehouse is an open plan office component on the second floor providing a professional environment. The property is equipped with male and female ablution facilities and a kitchenette for added convenience. With its prime location, this property offers easy access to O.R. Tambo International Airport and major highways including the N3, R21, and R24, making it an

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Power Amps 60

#### Exterior

Security Yes  
 Open Parking Bays 3

#### Sizes

Floor Size 117m<sup>2</sup>  
 Land Size 117m<sup>2</sup>  
 Building Height 6m

#### Extras

Security Estate 24 Hour Access

