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



Web Ref MC2058TLI



R155,000 pm

Gross Monthly Rental R155,000 Excl. VAT

9 20

### Neat 2058sqm freestanding industrial warehouse with yard to let in Isando

This neat 2058 sqm freestanding industrial warehouse, situated on a 4400 sqm stand in the sought-after industrial node of Isando, is now available to let. Designed for efficiency, there are three large roller shutter doors for receiving and dispatch with excellent height to the eaves and great natural light throughout. Inside, the warehouse includes a mezzanine level for extra storage as well as male and female ablution facilities.

The property also features a functional office component, complete with a welcoming reception area, boardroom and an open-plan workspace. Staff and visitors benefit from ample parking, while the office area includes kitchen facilities and male and female ablutions for added convenience. Strategically located near O.R. Tambo International Airport and major highways like the N3, R21,

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Covered Parking Bays 9  
 Open Parking Bays 20

#### Sizes

Floor Size 2,058m<sup>2</sup>  
 Land Size 4,400m<sup>2</sup>  
 Building Height 7m

