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



Web Ref MC2897TLS



R188,305 pm

**Gross Monthly Rental** R188,305 Excl. VAT    **Monthly Levy** R1 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

6    20

### Neat freestanding 2894sqm industrial warehouse with cranes to let in Spartan

This freestanding 2897qm industrial warehouse on a 3406sqm stand, is available to let in the highly sought-after industrial area of Spartan, Kempton Park. The warehouse features a 5-ton and 10-ton overhead crane that runs the length of the warehouse with excellent height to the eaves and abundant natural light. It includes 2 large roller shutter doors situated in front of the warehouse for receiving and dispatch. The property is well-equipped with ample three-phase power as well as a mezzanine level for extra storage.

The triple volume office component comprises of a welcoming reception area, individual offices, boardroom and meeting rooms, open plan office and multiple male and female ablution facilities with showers, and kitchen areas. Ample parking is available for

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Covered Parking Bays 6  
 Open Parking Bays 20

#### Sizes

Floor Size 2,897m<sup>2</sup>  
 Land Size 3,406m<sup>2</sup>  
 Building Height 10m

