



**Marcel Carneiro**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 120 075 3)  
 0846932233  
[marcel@newpointproperty.co.za](mailto:marcel@newpointproperty.co.za)

Contact Head Office  
 010 0354431

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



Web Ref CL12461



R15,980 pm

Gross Monthly Rental R15,980 Excl. VAT

0 2

### Prime 188m<sup>2</sup> Warehouse in Spartan's Industrial Hub

Positioned in a secure business park with excellent main road exposure, this 188m<sup>2</sup> warehouse offers a highly efficient workspace in the heart of Spartan. Featuring a front-facing roller shutter door for seamless access, ample natural light, and great height to the eaves, this versatile unit is ideal for a variety of industrial applications. A reliable three-phase power supply ensures it can support operations with higher electrical demands.

The first-floor office component provides an open-plan layout, perfect for administrative functions, while on-site restroom facilities enhance convenience. Secure parking is available for staff and visitors within the business park. With its prime location near O.R.

### Features

<b>Building Name</b>	Kelvin View Business Park			
<b>Zoning</b>	Industrial			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Power 3 Phase	Yes	Security	Yes	Floor Size
		Open Parking Bays	2	Land Size
				Building Height
				188m <sup>2</sup>
				188m <sup>2</sup>
				6m

