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



Web Ref CL12625



**R75,000 pm**

**Gross Monthly Rental** R75,000 Excl. VAT    **Monthly Levy** R1 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

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## Prime 1,100m<sup>2</sup> Freestanding Industrial Warehouse in Spartan

This neat and well-maintained 1,100m<sup>2</sup> freestanding warehouse is available to let in the highly sought-after Spartan industrial node. Featuring excellent height to the eaves and abundant natural light, the warehouse is designed for efficient operations. Dual large roller shutter doors allow for seamless receiving and dispatch, while 160 amps of three-phase power, a backup generator, and an air compressor with hardline ensure uninterrupted productivity.

The modern office component includes a welcoming reception area, open-plan workspaces, private offices, a boardroom, and staff amenities. Ample on-site parking accommodates both staff and visitors. Conveniently located with easy access to O.R. Tambo

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 160

### Exterior

Covered Parking Bays 8  
 Open Parking Bays 4

### Sizes

Floor Size 1,100m<sup>2</sup>  
 Land Size 1,992m<sup>2</sup>  
 Building Height 7m

