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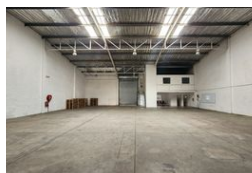
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

640m<sup>2</sup> Warehouse To Let in Spartan

NEW



Web Ref CL12844



**R42,750 pm**

**Gross Monthly Rental** R42,750 Excl. VAT

**Monthly Rates** R1 Excl. VAT

 2  2

**Secure 640m<sup>2</sup> Warehouse in Prime Spartan Location with Easy Highway & Airport Access**

Available to let in the sought-after industrial node of Spartan, this well-maintained 640m<sup>2</sup> warehouse offers an efficient and secure space ideal for light manufacturing, storage, or distribution. The unit features excellent height to the eaves, great natural lighting, and a large roller shutter door for seamless loading and offloading. With 60 amps of three-phase power, it caters to a range of operational needs within a clean, professional park setting.

The office component includes a welcoming reception area and open-plan offices, complemented by male and female ablutions and a kitchenette for staff comfort. The park offers ample parking, while its prime location ensures outstanding connectivity to the

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 60

### Exterior

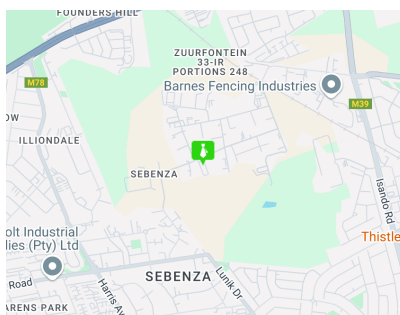
Security Yes  
Covered Parking Bays 2  
Open Parking Bays 2

### Sizes

Floor Size 640m<sup>2</sup>  
Land Size 640m<sup>2</sup>  
Building Height 8m

### Extras

Security Estate



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