# **NEWPOINT** PROPERTY GROUP



#### Marcel Carneiro

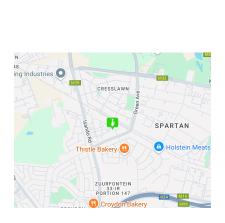
Candidate Property Practitioner Registered with PPRA (FFC 120 075 3) 0846932233

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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone













1,850m<sup>2</sup>

5,216m<sup>2</sup>

Web Ref CL12905

R157,250 pm

Gross Monthly Rental R157,250 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





## A-Grade 1,850m<sup>2</sup> Freestanding Warehouse with Cross-Docking in Spartan's Aeroport Node

This premium 1,850m² freestanding industrial warehouse, set on a 5,216m² stand in the sought-after Aeroport area of Spartan, is now available to let. The warehouse features excellent height to the eaves, great natural lighting, and six large roller shutter doors allowing for efficient cross-docking. Equipped with 150 amps of three-phase power and a diesel tank with a pump in the yard, this facility is built for serious industrial operations. Additional in-warehouse offices and male/female ablutions enhance its

The modern double-volume office component includes a welcoming reception, open-plan offices, kitchen, and ablutions, offering a comfortable and professional workspace. With three separate site entrances and ample parking, this property is ideal for logistics,

#### **Features**

Zoning Industrial

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

24 Hour Access Air Conditioner

Exterior

Open Parking Bays

Sizes

Floor Size Land Size **Building Height** 

40