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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref CL12572



R39,471 pm

Gross Monthly Rental R39,471 Excl. VAT

0 5

### Versatile 669m<sup>2</sup> Industrial Space with Secure Access & Prime Functionality

This 669m<sup>2</sup> industrial property offers the perfect balance of warehouse space and office functionality, making it ideal for a wide range of businesses. The warehouse occupies 80% of the total area, providing ample storage and operational capacity, while the office suite covers the remaining 20%, ensuring a professional and efficient workspace. A large roller shutter door allows for seamless loading and distribution, complemented by abundant natural light that enhances the work environment.

Designed for efficiency and convenience, the property includes three well-maintained bathrooms, 15 dedicated parking bays, and 24-hour security for peace of mind. With a 60-amp 3-phase power supply, this facility is equipped to handle various industrial

### Features

**Zoning** Industrial

**Interior**

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

**Exterior**

Security Yes  
 Open Parking Bays 5

**Sizes**

Floor Size 669m<sup>2</sup>  
 Land Size 36,000m<sup>2</sup>

