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 Eden Meadows Complex  
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Web Ref CL12509



R159,355 pm

Gross Monthly Rental R159,355 Excl. VAT Monthly Rates R13,866 Excl. VAT

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### Prime 2,276m<sup>2</sup> Warehouse with Excellent Highway Access

Strategically located just off the R21 highway, this 2,276m<sup>2</sup> warehouse offers a secure and highly accessible space within a well-maintained industrial park. Featuring 150m<sup>2</sup> of modern office space with open-plan offices, a reception area, contemporary bathrooms, and a fully equipped kitchen, this property is designed to support seamless operations and staff comfort.

The warehouse is equipped with three large roller doors for efficient loading and unloading, complemented by excellent truck access within the park. With top-tier security and unbeatable connectivity to major transport routes, this property is the perfect

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	230

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	2,276m <sup>2</sup>
Land Size	40,000m <sup>2</sup>

