



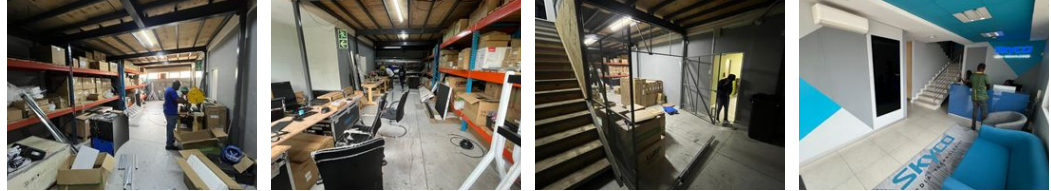
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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref CL11936



R34,340 pm

Gross Monthly Rental R34,340 Excl. VAT

4 2

### Prime 404m<sup>2</sup> Warehouse with Office Space in Corporate Park, Midrand

Position your business for success with this 404m<sup>2</sup> warehouse located in the prestigious Corporate Park, Midrand. Offering exceptional visibility to the R101 (Old Johannesburg Road) and effortless access to the N1 highway, this property is ideal for businesses requiring a high-profile and strategically connected location. The warehouse features a 5m roller door for easy loading and unloading, complemented by a mezzanine level that provides additional office space or flexible storage options.

The well-maintained office area ensures a professional and productive environment for administrative operations. Combining generous warehouse space, strategic positioning, and versatile design, this property is perfectly suited for industrial and

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Security Yes  
 Covered Parking Bays 4  
 Open Parking Bays 2

#### Sizes

Floor Size 404m<sup>2</sup>  
 Land Size 15,000m<sup>2</sup>

