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











# R233,240 pm

Gross Monthly Rental R233,240 Excl. VAT

Monthly Levy R17,150 Excl. VAT

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### Prime 3,430m<sup>2</sup> A-Grade Warehouse for Lease in Kya Sands Business Park

This exceptional 3,430m<sup>2</sup> A-grade warehouse is now available for lease in the sought-after Kya Sands Business Park. Designed for seamless operations, the facility features high roller shutter doors for efficient loading, a state-of-the-art sprinkler system for added safety, and a well-maintained office component with a reception area, private offices, and meeting rooms. The clean and organized warehouse space is perfect for storage, distribution, or manufacturing.

Located in a secure business park with 24-hour security, the property boasts high ceilings for maximum storage, reliable threephase power, and excellent access to major transport routes. Whether you're looking to expand or relocate, this premium facility

Yes

### Features

Zoning Industrial

#### Interior

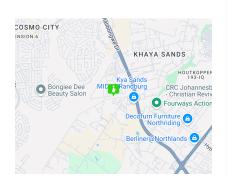
Air Conditioning Power 3 Phase Power Amps Yes

Yes

100

Exterior Security **Sizes** Floor Size Land Size

3,430m<sup>2</sup> 3,430m<sup>2</sup>



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