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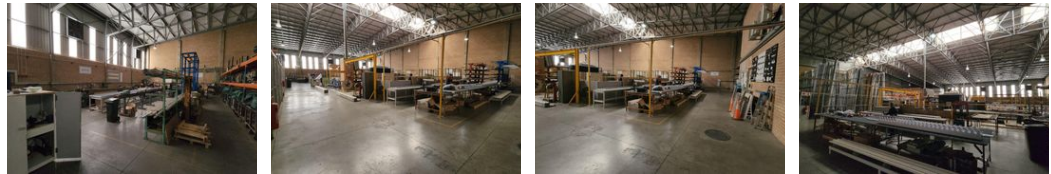
Contact Head Office

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 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref CL10844



R183,924 pm

Gross Monthly Rental R183,924 Excl. VAT Monthly Levy R1,600 Excl. VAT

18 6

## 2 348sqm A-Grade Warehouse in North Riding, Randburg

Introducing an exceptional opportunity in North Riding, this 2348m<sup>2</sup> A-grade warehouse occupies a spacious stand of approximately 3500m<sup>2</sup> and features a meticulously designed office component. The ground floor encompasses a well-appointed showroom area, training room, open-plan office, archive room, toilets, and kitchenette, catering to diverse business needs. Ascending to the upper level reveals a polished office space with a welcoming waiting area, multiple offices - some open-plan, some enclosed - a boardroom, bathrooms, and a second kitchenette.

The warehouse, spanning approximately 1736m<sup>2</sup>, boasts smooth-level epoxied flooring, generous eaves height, and ample natural lighting filtering through the roof. With 250 amps of 3-phase power, the warehouse ensures efficient operations. Access is

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Covered Parking Bays	18
Open Parking Bays	6

### Sizes

Floor Size	2,348m <sup>2</sup>
Land Size	3,800m <sup>2</sup>
Building Height	10m

