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



Web Ref CL12272



R55,380 pm

**Gross Monthly Rental** R55,380 Excl. VAT    **Monthly Levy** R783.1 Excl. VAT  
**Monthly Rates** R6,833.1 Excl. VAT

0    0

## Premium 710m<sup>2</sup> Industrial Property for Sale or Lease in North Riding

This exceptional industrial facility offers 710m<sup>2</sup> of well-designed space on a 1,017m<sup>2</sup> stand, ideal for businesses requiring both warehouse and office functionality. The 373m<sup>2</sup> warehouse boasts excellent height, ample natural light, a high roller shutter door, and 3-phase 80-amp power, making it suitable for various industrial operations. The 337m<sup>2</sup> office component features a professional reception area, a boardroom, a kitchenette, restrooms, and air conditioning, ensuring a comfortable and efficient workspace.

Strategically located in North Riding, the property provides shaded parking and easy truck access. Available for sale at R6,745,000.00 (excl. VAT) or lease at R55,380.00/month (excl. VAT & utilities), additional costs include rates and taxes

## Features

**Zoning** Industrial

### Interior

Power 3 Phase    Yes  
 Power Amps    100

### Sizes

Floor Size    710m<sup>2</sup>  
 Land Size    1,017m<sup>2</sup>

