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 1 Van Riebeeck Avenue  
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 1609



Web Ref CL12471



R115,000 pm

Gross Monthly Rental R115,000 Excl. VAT

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## Unlock Your Business Potential with a 1317m<sup>2</sup> Warehouse in Northlands Deco Park

Take your business to the next level with this 1317m<sup>2</sup> freestanding warehouse, strategically located in the prestigious Northlands Deco Park, North Riding. Offering easy access to major transport routes, the property ensures seamless connectivity and logistics for maximum operational efficiency. With spacious warehouse facilities, a modern showroom, and well-appointed office spaces, this versatile property is designed to meet a wide range of business needs.

The warehouse features impressive eave height, making it perfect for storage, manufacturing, or distribution. With an on-grade high roller shutter door and a dock leveler, the facility ensures smooth and efficient loading and unloading. The office spaces offer

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 120

### Exterior

Security Yes  
 Covered Parking Bays 8  
 Open Parking Bays 6

### Sizes

Floor Size 1,317m<sup>2</sup>  
 Land Size 1,986m<sup>2</sup>  
 Building Height 10m

