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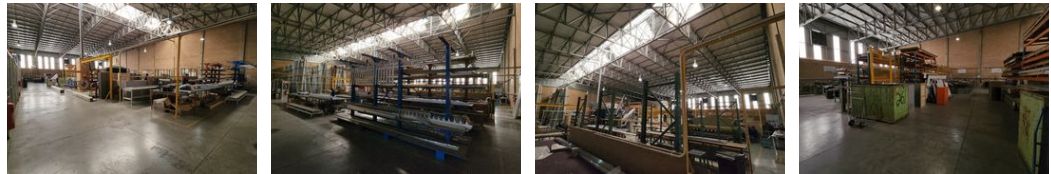
Contact Head Office

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



Web Ref CL12619



R183,924 pm

Gross Monthly Rental R183,924 Excl. VAT

18 6

## Premium 2,348m<sup>2</sup> A-Grade Warehouse in North Riding

Positioned in the thriving North Riding industrial hub, this 2,348m<sup>2</sup> A-grade warehouse on a 3,500m<sup>2</sup> stand offers an exceptional blend of functionality and professionalism. The meticulously designed office component features a ground-floor showroom, training room, archive space, open-plan workspace, kitchenette, and modern restrooms. Upstairs, a waiting area, private and open-plan offices, a boardroom, additional bathrooms, and a kitchenette provide a complete business solution.

The 1,736m<sup>2</sup> warehouse is built for efficiency, boasting epoxy-coated flooring, excellent eave height, and abundant natural light. Equipped with 250 amps of three-phase power, three high roller shutter doors (two with dock levelers and one drive-in), and super

## 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

