



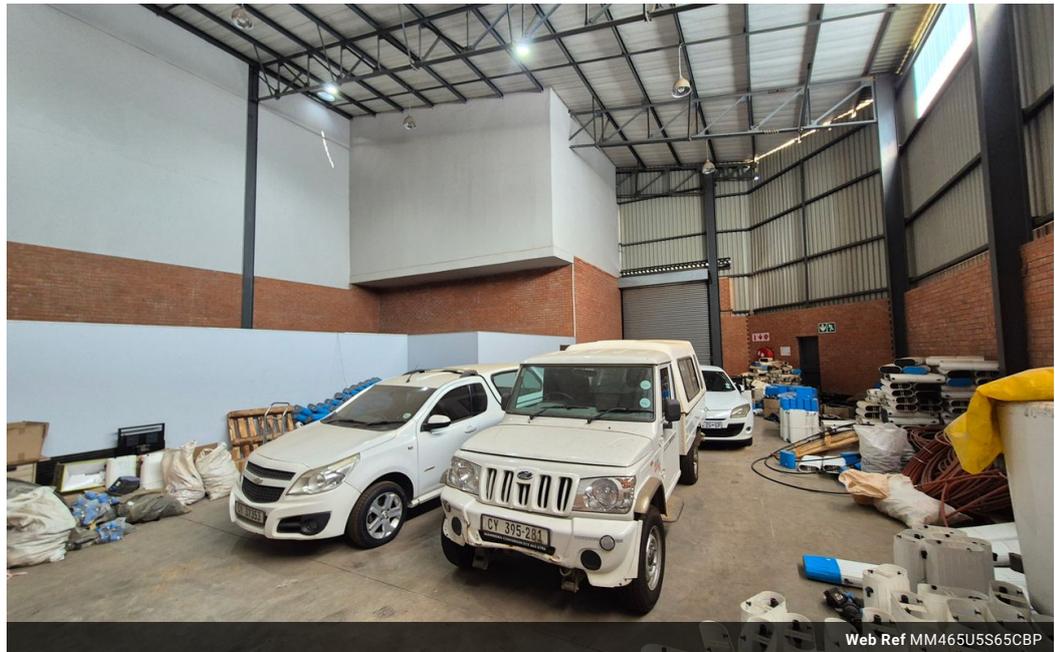
**Martin Montgomery**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 121 152 3)  
 0818542055

[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

Contact Head Office

010 0354431

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



Web Ref MM465U5S65CBP



R31,155 pm

Gross Monthly Rental R31,155 Excl. VAT

Monthly Levy R558 Excl. VAT

0 6

## 718m<sup>2</sup> Warehouse To Let in Secure Cosmo Business Park

An exceptional opportunity unfolds within Cosmo Business Park as a 465m<sup>2</sup> warehouse becomes available for lease. This state-of-the-art unit, freshly constructed, showcases a generous interior space complemented by two on-grade sliding doors on opposing sides, ensuring effortless accessibility. With its smooth level flooring and abundant natural light filtering through clear roof sheets, the warehouse offers remarkable eave height and a robust 160amps of 3 Phase power supply, catering to various industrial requirements.

Internally, meticulous planning defines the open-plan reception and office area, featuring elegant tiled flooring that sets a professional ambiance. Additional smaller offices, alongside multiple ablution facilities and kitchenettes tailored for office staff,

### Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes  
 Power Amps 80

**Exterior**  
 Security Yes  
 Open Parking Bays 6

**Sizes**  
 Floor Size 465m<sup>2</sup>  
 Land Size 465m<sup>2</sup>  
 Building Height 8m

