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



Web Ref CL12380



R65,740 pm

**Gross Monthly Rental** R65,740 Excl. VAT  
**Monthly Rates** R7,798.8 Excl. VAT

**Monthly Levy** R13,840 Excl. VAT

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## Modern Warehouse with Customizable Offices in Longlake

Discover a sleek, modern warehouse available to let in the sought-after Longlake/Linbro Park area. Featuring a striking glass façade, this property offers a spacious ground-floor open-plan office or showroom, with additional open-plan offices upstairs that can be tailored to your business needs. The warehouse provides impressive height, abundant natural light, and a 100-amp, 3-phase power supply—perfect for a variety of industrial and commercial operations.

With a large roller door for direct truck access and a shared paved yard offering generous turning space, logistics are smooth and efficient. Ample parking is available for both staff and visitors, while the upstairs offices boast scenic views of the Modderfontein

## Features

**Zoning** Industrial

### Interior

Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	8

### Sizes

Floor Size	692m <sup>2</sup>
Land Size	5,000m <sup>2</sup>

