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



Web Ref CL12669



R736,716 pm

Gross Monthly Rental R736,716 Excl. VAT

Monthly Levy R143,306.4 Excl. VAT

 10  20

## Brand-New High-Spec Warehouse Complex with N3 Access

This brand-new, high-spec warehouse complex is designed to meet the needs of modern logistics and distribution businesses. Located in a secure park with direct access to the N3 highway, it offers unbeatable convenience and connectivity. The expansive paved yard allows for easy truck maneuvering, including super links, while 11 roller doors—10 dedicated loading bays and an on-ramp door—streamline operations. With a remarkable 12-meter eave height and abundant natural light, this warehouse is perfect for optimized workflow and racking systems.

Equipped with a 500-amp, three-phase power supply, and a full sprinkler system, this facility is built to accommodate diverse industrial needs. The pristine office spaces provide a professional environment, with a mezzanine level for additional storage or

## Features

### Building Name Zoning

Ashworth Logistics Park  
Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	500

### Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	20

### Sizes

Floor Size	10,092m <sup>2</sup>
Land Size	20,000m <sup>2</sup>
Building Height	1m

