



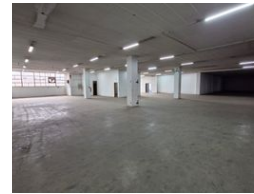
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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref DD2460TLWN



R110,700 pm

**Gross Monthly Rental** R110,700 Excl. VAT    **Monthly Levy** R1 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

0    5

### Large open plan warehouse with versatile uses

This highly sought-after ground-level warehouse offers exceptional main road exposure, making it ideal for businesses requiring visibility and accessibility. Featuring a spacious open-plan layout with a dedicated trade counter, the property is designed for seamless operations. A large roller shutter door provides efficient loading and offloading, while the high ceilings enhance storage capacity. The warehouse is well-lit with ample natural light, creating a functional and inviting space for both staff and customers.

Security is a top priority, with robust measures including controlled access, perimeter fencing, and CCTV surveillance. The strategic location ensures easy access to major transport routes, enhancing logistics and distribution capabilities. With its combination of

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 200

#### Exterior

Security Yes  
 Open Parking Bays 5

#### Sizes

Floor Size 2,460m<sup>2</sup>  
 Land Size 5,000m<sup>2</sup>  
 Building Height 20m

