



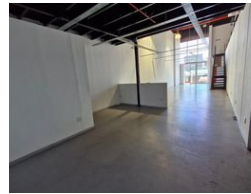
Miguel Naidoo  
0745822026  
miguel@newpointproperty.co.za

Contact Head Office

010 0354431

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

372m<sup>2</sup> Showroom To Let in Kramerville



R49,476 pm

**Gross Monthly Rental** R49,476 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



0



10

## Versatile Showroom & Warehouse with Yard – Prime Exposure & Flexible Use

This spacious showroom and warehouse combo offers excellent visibility and functionality, ideal for retail display, light manufacturing, or distribution. The property features a large, high-volume working area with natural lighting, a roller shutter door for seamless goods handling, and a modern office setup with reception, private offices, and meeting rooms. A private yard adds valuable outdoor space for storage, deliveries, or secure parking.

Located along a busy thoroughfare in a sought-after commercial hub, the property provides high signage potential and easy access to major highways. The surrounding business community enhances its profile, making this an excellent opportunity for

## Features

**Zoning** Commercial

### Interior

Floor Loading Cap.	10 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

### Exterior

Security	Yes
Open Parking Bays	10

### Sizes

Floor Size	372m <sup>2</sup>
Land Size	5,000m <sup>2</sup>
Building Height	8m

