



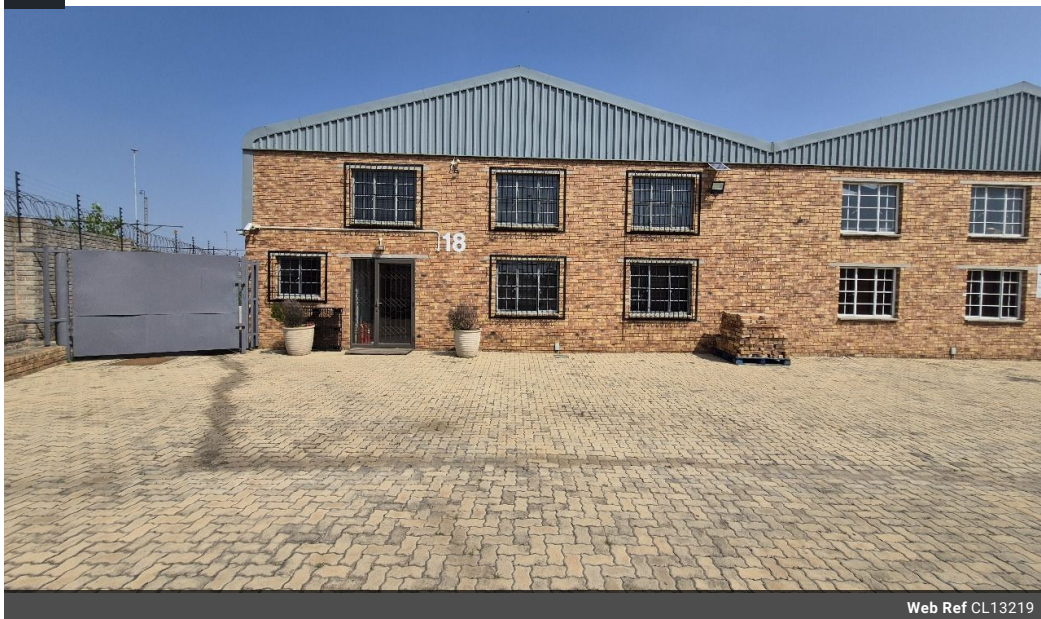
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Contact Head Office

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

NEW



Web Ref CL13219



R2,200,000

Monthly Levy R2,700 Excl. VAT

Monthly Rates R3,900 Excl. VAT



0



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### 300m<sup>2</sup> Factory for Sale in Anderbolt – Secure, Functional & Ideally Located

This clean and efficient 300m<sup>2</sup> factory in a secure industrial park in Anderbolt is an excellent opportunity for owner-occupiers or investors. With great height to the eaves, ample natural light, and a large roller shutter door for easy access, the unit is perfectly suited for light industrial operations such as manufacturing or storage. A spacious yard and robust three-phase power supply further enhance operational efficiency.

The office component includes a welcoming open-plan reception, a private office, boardroom, kitchenette, and dedicated ablutions for both office and warehouse staff. Conveniently located near Main Reef Road with quick access to the N12 and N17 highways,

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes

#### Exterior

Security Yes  
Open Parking Bays 5

#### Sizes

Floor Size 300m<sup>2</sup>

