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











# R10,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

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### Neat 2000sqm freestanding warehouse with a large yard to let in Sebenza

This neat 2000sqm freestanding industrial warehouse with 2000sqm yard is available for sale and is located in the sought-after industrial node of Sebenza, Edenvale. The warehouse has good height to the eaves with excellent natural light throughout the work area and is accessed through two large roller shutter doors on the side of the building with an additional warehouse for extra storage. There are male and female ablutions with showers.

The office component comprises of a welcoming reception area, individual offices, ablutions and kitchen. There is three phase power of 80amps available to the unit. This property has easy access to 0.R. Tambo International Airport as well as the N3, R21,

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### Features

Zoning Industrial

#### Interior

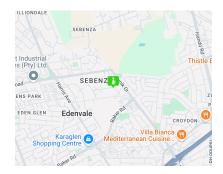
Floor Loading Cap. Power 3 Phase Power Amps 1 Tn/m<sup>2</sup>

Yes

80

**Exterior** Covered Parking Bays Open Parking Bays Sizes Floor Size Land Size Building Height

2,000m² 5,835m² 8m



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