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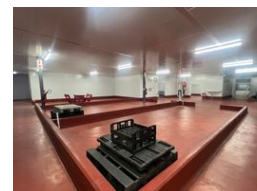
010 0354431

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

1,250m<sup>2</sup> Factory To Let in Alrode



Web Ref MPTL1250ALRP



R70,000 pm

**Gross Monthly Rental** R70,000 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



Food processing plant to let in Alrode.

This Well sized property is set up as a food processing plant in Alrode. Measuring approx 1250m<sup>2</sup> under roof the property is made up of a good office component in front with multiple private offices, reception, boardroom and open plan office. The factory portion has been sectioned off using ISO panels and consists of numerous processing areas, storage areas, cold room, blast chiller and dry room. The floor has been properly coated and was an operational facility.

You have two roller shutter doors, one receiving and one dispatch, under cover parking at the front, guard house, and additional yard and parking down the side. there are a number of staff ablutions, change rooms and showers as well as outside bathrooms for drivers and visitors.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase	Yes
Power Amps	125

### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	6

### Sizes

Floor Size	1,250m <sup>2</sup>
Land Size	2,500m <sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Basin Burglar Bars Change Rooms Electric Fencing Electric Gate Factory Warehouse Guard Guard House Near Mini Bus Service Near Bus Service Perimeter Wall North Safe Galvanised Steel Roofing Above Road Alarm System Freestanding Storage Storeroom Workshop Guest Toilet Outside Toilets Separate Toilet Shower, Toilet and Basin Toilet



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