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

673m<sup>2</sup> Factory To Let in Alrode



Web Ref MPTL673ALRP



**R37,015 pm**

**Gross Monthly Rental** R37,015 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

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Neat 673m<sup>2</sup> factory to let in alrode.

This neat property is situated in a secure park and offers a spacious factory and well sized office component. The factory measures approx 673m<sup>2</sup> under roof and comprises of a open plan factory area with good natural light, one large roller shutter door for access, 150amps three phase power supply, bathrooms and change rooms on the factory floor and good height to the eaves.

The office component is made up of a reception, open plan office areas and private offices, with kitchen and boardroom. There is a well sized yard in the front of the property of approx 500m<sup>2</sup> with covered parking and space for trucks of visitors.

Alrode is a well set up manufacturing environment with elements of storage and distribution, It is situated in the heart of Alberton and has easy access to both the N3 and R59 highways.

## Features

**Zoning** Industrial

### Interior

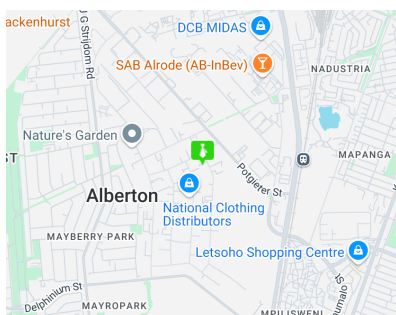
Floor Loading Cap.	3 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	150

### Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	10

### Sizes

Floor Size	673m <sup>2</sup>
Land Size	673m <sup>2</sup>



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