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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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260m<sup>2</sup> Factory To Let in Morehill



Web Ref CL13792



R22,000 pm

Gross Monthly Rental R22,000 Excl. VAT

2 4

## Versatile 260m<sup>2</sup> Industrial Unit with Prime N12 Exposure – For Sale in Morehill

Unlock efficiency and visibility with this well-maintained 260m<sup>2</sup> industrial unit, ideal for light manufacturing, assembly, or production. Featuring excellent height to the eaves, a large on-grade roller shutter door, great natural light, and reliable three-phase power, the space is built for productivity and ease of operations.

The unit includes a professional reception, a spacious open-plan office area, two kitchenettes, and dedicated ablutions for both office and factory staff. With direct N12 highway exposure and quick access to Snake Road, the N12, and N17, this is a standout

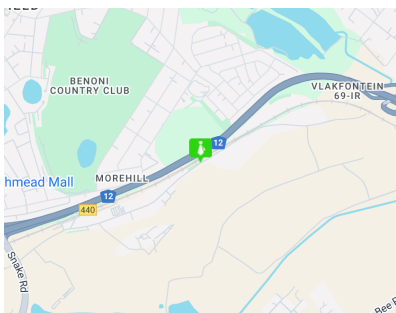
## Features

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes

**Exterior**  
Covered Parking Bays 2  
Open Parking Bays 4

**Sizes**  
Floor Size 260m<sup>2</sup>  
Land Size 1,000m<sup>2</sup>



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