



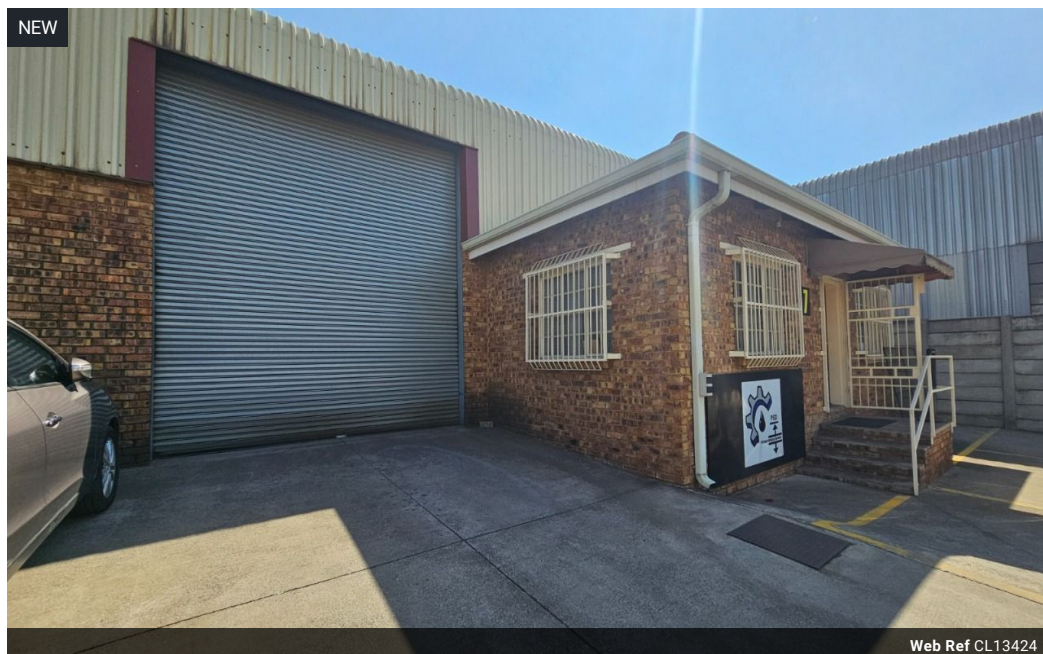
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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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354m<sup>2</sup> Factory To Let in Anderbolt



R17,700 pm

Gross Monthly Rental R17,700 Excl. VAT

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## Versatile 354m<sup>2</sup> Factory with Offices in Secure Anderbolt Park

Unlock the potential of this well-maintained 354m<sup>2</sup> industrial unit, ideally situated in a secure complex within the sought-after Anderbolt industrial hub. The factory boasts excellent height, ample natural lighting, a large on-grade roller shutter door, and a dependable three-phase power supply—making it a perfect fit for light manufacturing, warehousing, or workshop operations.

The office component is both functional and professional, featuring a reception area, private offices, a boardroom, kitchenette, and dedicated ablution facilities for both admin and warehouse staff. With direct access to Main Reef Road and close proximity to the

## Features

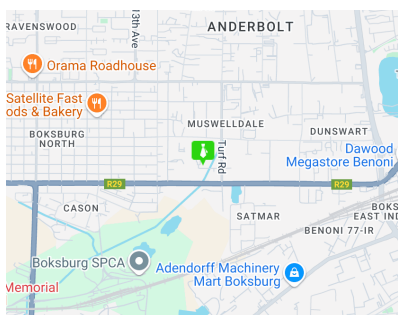
**Zoning** Industrial

### Interior

Power 3 Phase Yes

### Sizes

Floor Size 354m<sup>2</sup>



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