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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

17,000m<sup>2</sup> Factory To Let in Anderbolt



Web Ref CL13720



R935,000 pm

Gross Monthly Rental R935,000 Excl. VAT

100 20

17,000m<sup>2</sup> Heavy-Duty Factory on 40,000m<sup>2</sup> Stand in Anderbolt – Power, Gas & Scale

Unlock serious industrial capacity with this 17,000m<sup>2</sup> factory, perfectly positioned on a 40,000m<sup>2</sup> site in Anderbolt. The property is built for large-scale operations, featuring multiple roller shutter doors, exceptional height, generous natural light, a massive 3,200kVA power supply, Sasol gas connection, and a full sprinkler system, making it ideal for heavy manufacturing, processing, or bulk warehousing.

A 700m<sup>2</sup> double-storey office block adds a professional touch, offering reception areas, private offices, boardrooms, kitchenettes, and modern staff facilities. With easy access to Atlas Road, the N12, and N17 highways, this high-spec property offers excellent

## Features

**Zoning** Industrial

### Interior

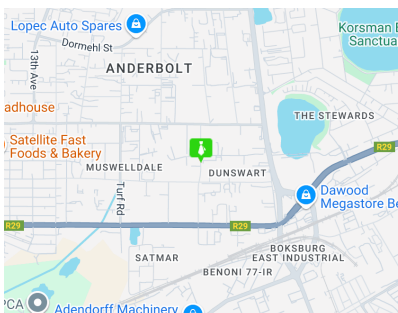
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	5000

### Exterior

Covered Parking Bays	100
Open Parking Bays	20

### Sizes

Floor Size	17,000m <sup>2</sup>
Land Size	40,000m <sup>2</sup>



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