



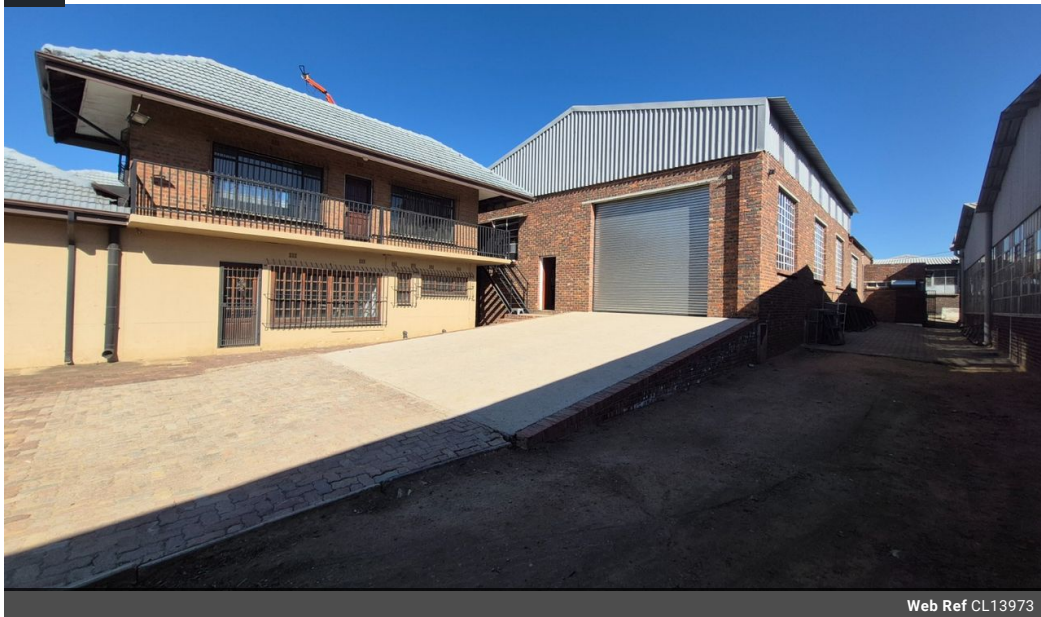
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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

NEW



Web Ref CL13973



R40,000 pm

Gross Monthly Rental R40,000 Excl. VAT



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### 900m² Factory with Large Yard in Anderbolt – Power, Height & Easy Access

This well-maintained 900m² factory in the sought-after Anderbolt industrial node offers excellent height, great natural light, and smooth access via a large on-grade roller shutter door. With 125 amps of three-phase power, it's ideal for light manufacturing or industrial operations.

The property includes a neat office setup with a spacious reception, multiple offices, a boardroom, a kitchen, and staff ablutions. Conveniently located just off Paul Smit Road, with quick access to the N12 and N17 highways, this site ensures both visibility and

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	125

#### Exterior

Security	Yes
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#### Sizes

Floor Size	800m²
Land Size	1,500m²

