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

380m<sup>2</sup> Warehouse To Let in Hughes



Web Ref CL13508



**R32,000 pm**

**Gross Monthly Rental** R32,000 Excl. VAT  
**Monthly Rates** R6,000 Excl. VAT

**Monthly Levy** R3,200 Excl. VAT

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## Versatile 380m<sup>2</sup> Industrial Unit For Sale or Lease in Prime Hughes Location

Unlock opportunity with this immaculate 380m<sup>2</sup> industrial unit, ideally positioned in the heart of Hughes. The modern office component includes a welcoming reception, spacious boardroom, and a blend of private and open-plan workspaces—making it perfect for businesses that value both professionalism and functionality.

The warehouse boasts great internal height, plenty of natural light, and a large on-grade roller shutter door, ensuring easy truck access and efficient workflow. Located in a secure, 24-hour access-controlled park with excellent connectivity to major highways, this unit is ideal for storage, light manufacturing, or distribution. Whether you're an investor or owner-occupier, this flexible and

## Features

**Zoning** Industrial

### Interior

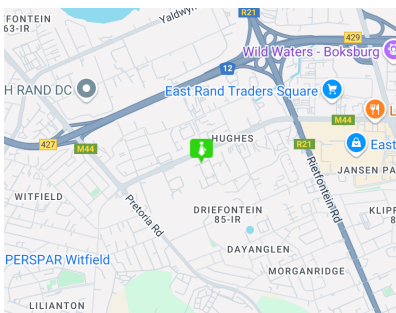
Power 3 Phase Yes  
Power Amps 63

### Exterior

Open Parking Bays 4

### Sizes

Floor Size 380m<sup>2</sup>  
Land Size 380m<sup>2</sup>  
Building Height 7m



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