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Contact Head Office

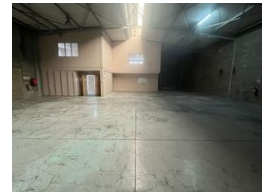
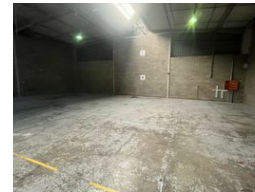
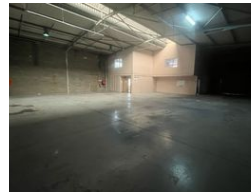
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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609

## 519m<sup>2</sup> Warehouse To Let in Samrand Business Park



Web Ref CL13029



R38,925 pm

Gross Monthly Rental R38,925 Excl. VAT

 0  4

### Well-Balanced 519m<sup>2</sup> Warehouse with Office Space in Prime Location – Versatile & Ready for Business

This 519m<sup>2</sup> warehouse offers a functional 80/20 split between industrial and office space, ideal for businesses seeking a streamlined operational base. With 100 AMPS of three-phase power and a single roller shutter door, the unit supports smooth logistical flow and accommodates a range of industrial uses. Five dedicated parking bays add further convenience for staff and visitors.

The interior features a professional reception area, a ground-floor office for direct operational oversight, and an upper-level office cluster for administrative work. Separate restrooms for warehouse and office personnel ensure comfort and efficiency. Secure, well-maintained, and versatile, this property is perfectly suited for light manufacturing, storage, or distribution needs in a strategic

### Features

**Zoning** Industrial

#### Interior

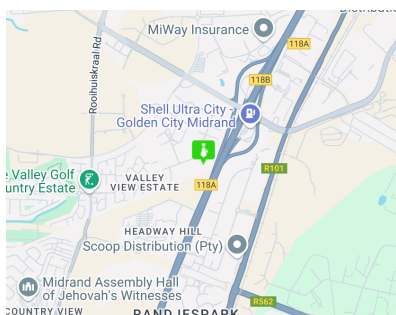
|                    |                     |
|--------------------|---------------------|
| Floor Loading Cap. | 1 Tn/m <sup>2</sup> |
| Power 3 Phase      | Yes                 |
| Power Amps         | 100                 |

#### Exterior

|                   |     |
|-------------------|-----|
| Security          | Yes |
| Open Parking Bays | 4   |

#### Sizes

|            |                      |
|------------|----------------------|
| Floor Size | 519m <sup>2</sup>    |
| Land Size  | 30,000m <sup>2</sup> |



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