



**Nathan Broodryk**  
0844223210  
nathan@newpointproperty.co.za

Contact Head Office

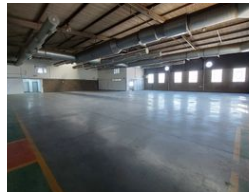
010 0354431

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

1,033m<sup>2</sup> Warehouse To Let in Samrand Business Park



Web Ref CL13135



R77,475 pm

**Gross Monthly Rental** R77,475 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

2 5

## Prime 1,033m<sup>2</sup> Warehouse with Office Space in Secure Industrial Park – Direct N1 Access

Unlock efficiency and visibility with this well-appointed 1,033m<sup>2</sup> sectional title warehouse, ideally located in a secure industrial park with direct N1 highway access. Featuring an ideal 80/20 warehouse-to-office split, the office component includes private offices, a boardroom, reception area, kitchen, and restrooms—perfect for maintaining a polished and productive business environment.

The open-plan warehouse is built for performance, offering a dedicated storeroom, a large 5-meter-high roller door for smooth loading, and 100 amps of three-phase power to meet a variety of operational demands. A shared yard allows for easy truck maneuvering, making this facility a smart choice for logistics, distribution, or light manufacturing. Get in touch today to schedule

## Features

**Zoning** Industrial

### Interior

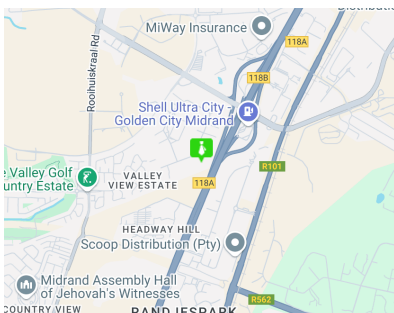
|                    |                     |
|--------------------|---------------------|
| Floor Loading Cap. | 1 Tn/m <sup>2</sup> |
| Air Conditioning   | Yes                 |
| Power 3 Phase      | Yes                 |
| Power Amps         | 100                 |

### Exterior

|                      |     |
|----------------------|-----|
| Security             | Yes |
| Covered Parking Bays | 2   |
| Open Parking Bays    | 5   |

### Sizes

|            |                      |
|------------|----------------------|
| Floor Size | 1,033m <sup>2</sup>  |
| Land Size  | 25,000m <sup>2</sup> |



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