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 Eden Meadows Complex  
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 1609

575m<sup>2</sup> Warehouse To Let in Samrand Business Park



Web Ref NB575U3LMPre3



R63,938 pm

Gross Monthly Rental R63,938 Excl. VAT

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## Prestine 575m2 warehouse with offices

Position your business for growth with this 575m<sup>2</sup> warehouse, perfectly located in a secure business park in Samrand, Centurion. The property offers 100 AMPs of three-phase power and ample natural lighting, making it suitable for a wide range of industrial and commercial operations. With a practical 80/20 warehouse-to-office ratio, the layout is designed to maximize efficiency while offering flexibility to suit your operational requirements.

Key features include a 5m x 4m roller shutter door for easy loading and unloading, five dedicated open parking bays, and access to a shared yard that allows for convenient truck movement. The office component is well-appointed with a welcoming reception, three private offices, and restrooms on both levels, creating a professional and functional workspace. Offering a blend of

## Features

**Zoning** Industrial

### Interior

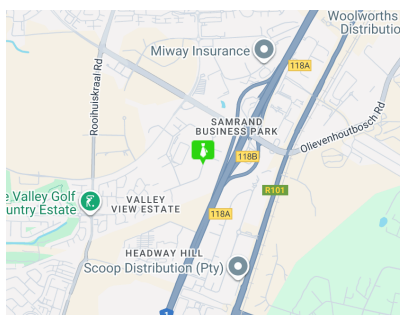
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	5

### Sizes

Floor Size	575m <sup>2</sup>
Land Size	10,000m <sup>2</sup>



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