



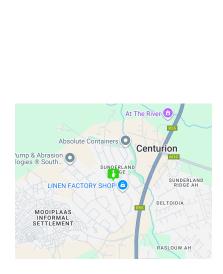
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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone 1609













R24,500 pm

Gross Monthly Rental R24,500 Excl. VAT





## 370m2 warehouse with offices in a park

This 370m² industrial unit, located in the established Sunderland Ridge area of Centurion, offers a practical and adaptable space to suit a variety of business requirements. Featuring a 90/10 warehouse-to-office split, it provides generous floor space for operations while maintaining a compact, well-organised office component. With 100 amps of three-phase power, the unit is wellequipped for light manufacturing, storage, or technical operations.

Additional features include male and female restrooms, a shower, a neat office area, and a kitchenette-ensuring comfort and convenience for staff throughout the day. Situated in a secure industrial park with controlled access, the property also enjoys excellent connectivity via major routes such as the R55 and N14, enabling efficient access to Centurion and surrounding

## **Features**

Zoning Industrial

Interior Exterior Floor Loading Cap. 1 Tn/m<sup>2</sup> Security Power 3 Phase Yes

Open Parking Bays Power Amps 100

Sizes Yes

Floor Size 370m<sup>2</sup> Land Size 5,000m<sup>2</sup>