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

448m<sup>2</sup> Warehouse To Let in Rustivia



Web Ref BW44868CL



R21,504 pm

**Gross Monthly Rental** R21,504 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



0



5

## 448m<sup>2</sup> Mini Unit in Secure East Rand Park – Ideal for Growing Businesses

Position your business for success with this well-maintained 448m<sup>2</sup> industrial unit located in a secure, access-controlled business park near the N12 highway. Designed for functionality, the warehouse features a three-phase power supply, excellent height to the eaves, and abundant natural light—creating a productive space for a range of industrial or distribution operations. The park is truck-friendly, accommodating even super links with ease.

Inside, two office wings overlook the warehouse floor, offering clear oversight and streamlined operations. The unit is fitted with an on-grade roller shutter door for efficient loading, while secure parking and 24-hour security provide peace of mind. With its prime

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 3 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes

### Exterior

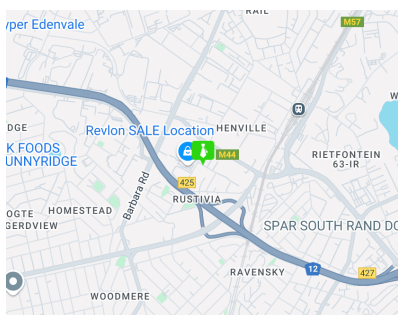
Security Yes  
Open Parking Bays 5

### Sizes

Floor Size 448m<sup>2</sup>  
Land Size 450m<sup>2</sup>  
Building Height 7m

### Extras

Warehouse Office Secure Parking Security Complex 24 Hour Access



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