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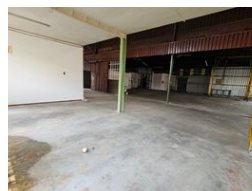
010 0354431

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

832m<sup>2</sup> Factory To Let in Wadeville



Web Ref CL13111



R39,500 pm

**Gross Monthly Rental** R39,500 Excl. VAT  
**Monthly Rates** R3,500 Excl. VAT

**Monthly Levy** R2,881 Excl. VAT



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## Functional Workshop & Office Space To Let in Wadeville's Industrial Hub

This well-located industrial property in Wadeville offers a practical combination of open-plan workshop space and neat office facilities—ideal for manufacturing, engineering, or light industrial use. With a large driveway for smooth truck access, the unit is designed for efficient goods receiving and dispatch. The workshop features excellent natural light, generous floor space, and a robust 125-amp three-phase power supply, perfect for heavy-duty operations.

The office section is clean and comfortable, complete with a private kitchen and ablution facilities to support day-to-day operations. Staff change rooms at the rear of the unit provide additional convenience and functionality. Secure, accessible, and

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 125

### Exterior

Security Yes

### Sizes

Floor Size 832m<sup>2</sup>  
Land Size 950m<sup>2</sup>  
Building Height 7m

