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

1,092m<sup>2</sup> Warehouse To Let in Amalgam



Web Ref CL13662



R65,520 pm

**Gross Monthly Rental** R65,520 Excl. VAT  
**Monthly Rates** R2 Excl. VAT

**Monthly Levy** R2 Excl. VAT



0



10

## Versatile Warehouse with High Power & Prime Access in Secure Amalgam Park

Elevate your operations with this well-located warehouse in a secure, access-controlled business park in Amalgam. The unit offers excellent height, abundant natural light, and a spacious open-plan layout with a large on-grade roller shutter door. With a robust 250-amp three-phase power supply, it's ideally suited for warehousing, light manufacturing, or distribution. On-site ablutions ensure convenience for staff.

The office component features a professional reception area, private offices, a boardroom, open-plan workspaces, a kitchen, and separate restrooms. A large paved yard provides superlink access and ample turning room, while the park benefits from 24-hour security, CCTV, and off-site monitoring. Located just off Main Reef Road with easy freeway access, this facility ticks all the boxes

## Features

**Zoning** Industrial

### Interior

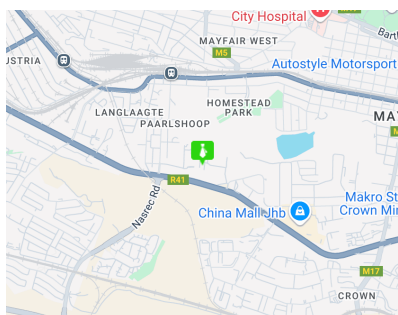
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Open Parking Bays	10

### Sizes

Floor Size	1,092m <sup>2</sup>
Land Size	10,000m <sup>2</sup>
Building Height	8m



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