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



Web Ref CL12916



R55,000 pm

Gross Monthly Rental R55,000 Excl. VAT

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### Versatile 2,000m<sup>2</sup> Warehouse with Additional Basement Storage in Prime Benrose Location

Positioned in the well-connected Droste Park area of Benrose, this immaculate 2,000m<sup>2</sup> warehouse is an ideal leasing opportunity for businesses needing accessibility and functionality. With a large shared paved yard offering excellent truck access and smooth logistics, the warehouse includes a high roller shutter door, abundant natural light, and a strong three-phase power supply. A rare bonus feature is the additional 1,000m<sup>2</sup> basement storage area with its own roller shutter door—perfect for extra storage or secure parking.

The fully renovated office component features modern tiled floors, a stylish reception area, multiple private offices, and a potential boardroom setup, delivering both professionalism and comfort. Male and female ablutions are conveniently located in both the

### Features

<b>Building Name</b>	Unit 1 Girder Park			<b>Sizes</b>	
<b>Zoning</b>	Industrial			Floor Size	2,000m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		Land Size	4,000m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	10	Building Height	8m
Power Amps	240				

