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



Web Ref CL13074



**R52,800 pm**

**Gross Monthly Rental R52,800 Excl. VAT**



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### 1056m<sup>2</sup> Freestanding Warehouse with Dock Access & Sprinklers in Cleveland

Position your business in this immaculate 1056m<sup>2</sup> freestanding warehouse in the heart of Cleveland. Centrally located near public transport, shopping amenities, and with direct access to the M2 and N3 highways, this facility offers unbeatable convenience. The warehouse features excellent height, great natural light, 200 amps of three-phase power, and a rare fire sprinkler system—ideal for operational safety and reduced insurance premiums.

The property includes 6 dock-height roller shutter doors for streamlined receiving and dispatch, with access to both front and rear yards for smooth truck movement. A compact office component caters to a small team, while onsite security features like electric fencing, CCTV, and an alarm system ensure peace of mind. Ample parking for staff and visitors completes the offering. Contact us

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
Power Amps 200

#### Exterior

Open Parking Bays 20

#### Sizes

Floor Size 1,056m<sup>2</sup>  
Land Size 2,300m<sup>2</sup>  
Building Height 8m

