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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

## 436m<sup>2</sup> Warehouse To Let in Longmeadow



Web Ref CL13403



**R37,060 pm**

**Gross Monthly Rental** R37,060 Excl. VAT



0



25

### Prime Showroom/Warehouse with High Visibility Just Off Modderfontein Road

This flexible showroom or warehouse space To Let offers unbeatable main road exposure, ample parking, and excellent access to the N3 via Modderfontein Road. With its double-volume layout, great internal height, natural lighting, and 3-phase power, the property is well-suited for retail, distribution, or light industrial use. 24-hour security ensures your operations remain safe and uninterrupted in this high-traffic, sought-after location.

Inside, the space is designed for practical efficiency. Two upstairs offices overlook the main floor—ideal for admin or operations—while a ground-floor office with a built-in sales counter provides walk-in service capability. Ablutions are conveniently located in

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	25

#### Sizes

Floor Size	436m <sup>2</sup>
Land Size	2,000m <sup>2</sup>

