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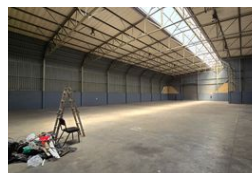
**010 0354431**

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

1,093m<sup>2</sup> Warehouse To Let in Spartan



Web Ref CL12924



**R71,045 pm**

**Gross Monthly Rental** R71,045 Excl. VAT

6 6

## Modern 1,093m<sup>2</sup> Warehouse in Spartan's Airport Hub – Prime Access & Power Supply

Positioned in the high-demand Airport industrial area of Spartan, this immaculate 1,093m<sup>2</sup> warehouse offers excellent height, two large roller shutter doors for seamless logistics, and a robust 160-amp three-phase power supply—perfect for various industrial operations. Natural light floods the space, creating an efficient and energizing work environment.

The property also boasts a stylish double-volume office component with reception, open-plan areas, private offices, a boardroom, a kitchen, and full ablution facilities. With ample parking and unbeatable access to O.R. Tambo International Airport and major highways (N3, R21, R24), this warehouse is ideal for businesses seeking modern functionality in a top-tier location. Call now to

## Features

**Zoning** Industrial

### Interior

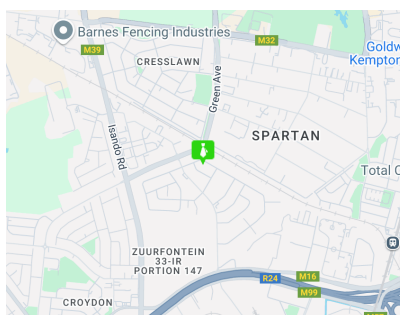
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

### Exterior

Covered Parking Bays	6
Open Parking Bays	6

### Sizes

Floor Size	1,093m <sup>2</sup>
Land Size	1,093m <sup>2</sup>
Building Height	8m



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