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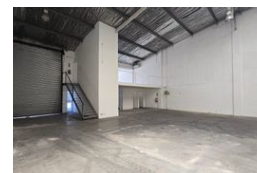
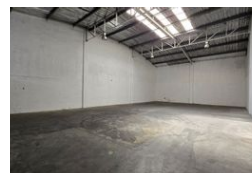
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

## 460m<sup>2</sup> Warehouse To Let in Spartan

NEW



Web Ref MC460TLSpartan



**R32,750 pm**

**Gross Monthly Rental** R32,750 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

2 2

### 460sqm Industrial warehouse in a secure business park to let in Spartan

Situated within the highly sought-after industrial hub of Spartan, this meticulously maintained 460 sqm industrial warehouse, nestled within a secure park, is now available for let. Boasting an impressive eaves height and abundant natural lighting, the warehouse creates an optimal workspace environment. Effortless entry to the warehouse is facilitated by a sizable front-facing roller shutter door, and the property is supplied with a 60-amp three-phase power to accommodate diverse operational requirements.

The office segment of the property features an open and inviting reception area with open plan offices. This professional space is complemented by male and female ablution facilities and a convenient kitchenette. Adequate parking space is thoughtfully

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 60

#### Exterior

Security Yes  
Covered Parking Bays 2  
Open Parking Bays 2

#### Sizes

Floor Size 460m<sup>2</sup>  
Land Size 460m<sup>2</sup>  
Building Height 8m

