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

2,770m<sup>2</sup> Warehouse To Let in Spartan

NEW



Web Ref MC2770TLSpartan



**R203,625 pm**

**Gross Monthly Rental** R203,625 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 15  10

Neat 2770sqm freestanding Industrial warehouse to let in Spartan, Kempton Park

This A grade 2770 sqm freestanding industrial warehouse is available to let and is situated within the sought-after industrial node of Aeroport, Spartan. The warehouse has an excellent height to the eaves with great natural light throughout the work area. There are three large roller shutters on the side of the building, two on grade and one loading bay, for receiving and dispatch. Inside the warehouse there are additional storage rooms as well as an enclosed mezzanine level for extra storage and male and female ablutions. The property has three phase power of 160 amps available as well as a sprinkler system inside the warehouse a 14 000-liter diesel tank with pump in the yard area.

The double-volume office component comprises a welcoming reception area, open plan offices, a boardroom, and individual

## Features

**Zoning** Industrial

### Interior

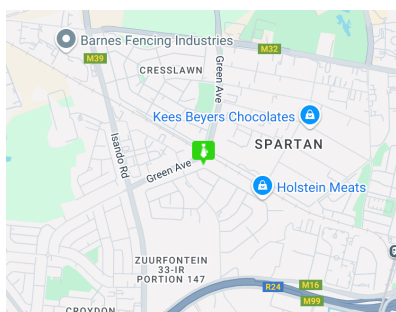
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

### Exterior

Covered Parking Bays	15
Open Parking Bays	10

### Sizes

Floor Size	2,770m <sup>2</sup>
Land Size	4,310m <sup>2</sup>
Building Height	8m



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