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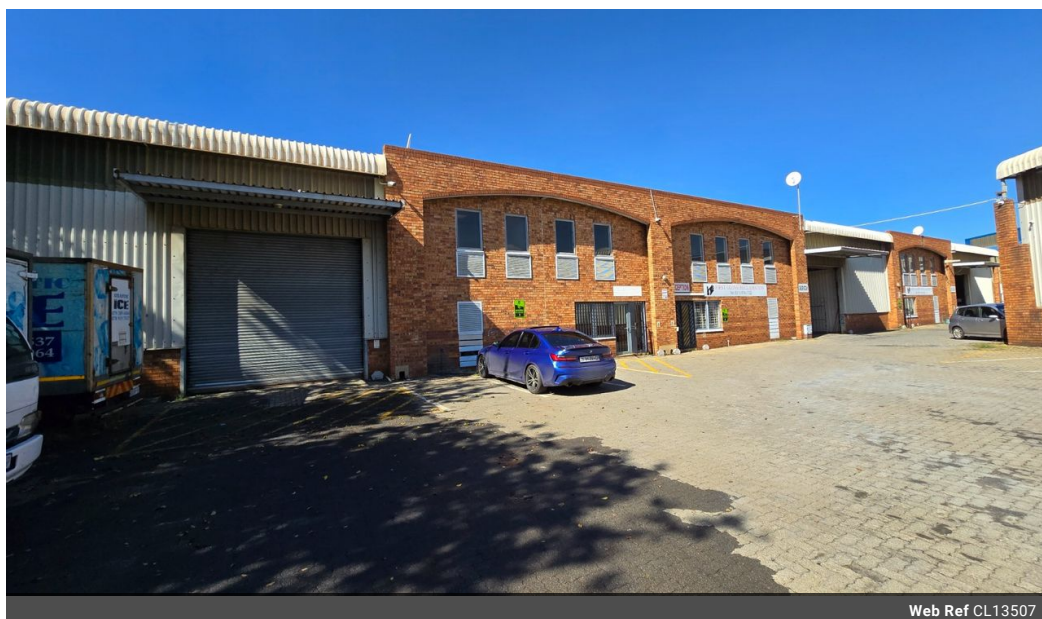
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Contact Head Office

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

500m<sup>2</sup> Warehouse To Let in Spartan



Web Ref CL13507



**R37,500 pm**

**Gross Monthly Rental** R37,500 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

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## Prime 500m<sup>2</sup> Warehouse To Let in Aeroport, Spartan – Ideal for Light Manufacturing or Storage

Position your business in one of Spartan's most in-demand industrial nodes with this well-maintained 500m<sup>2</sup> warehouse. Offering excellent height to the eaves, great natural lighting, and a large front-facing roller shutter door, the unit is perfect for light manufacturing, storage, or distribution. A reliable three-phase power supply supports a variety of operational needs in a secure, professionally managed industrial park.

The office component includes a welcoming reception, open-plan workspace, kitchenette, and male/female ablutions, ensuring staff comfort and functionality. With ample parking and easy access to the R21, R24, and N3 highways—as well as proximity to OR

## Features

**Zoning** Industrial

### Interior

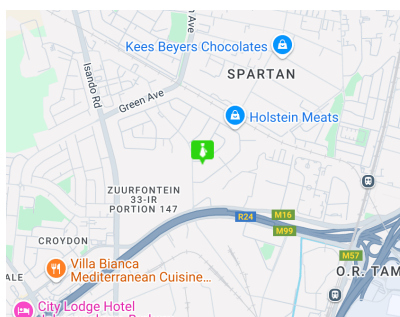
Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 60

### Exterior

Open Parking Bays 6

### Sizes

Floor Size 500m<sup>2</sup>  
Land Size 500m<sup>2</sup>  
Building Height 7m



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