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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

## 640m<sup>2</sup> Warehouse To Let in Spartan

NEW



Web Ref MC640TLspar



**R42,750 pm**

**Gross Monthly Rental** R42,750 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

2 2

### Secure 640m<sup>2</sup> Warehouse in Prime Spartan Location with Easy Highway & Airport Access

Available to let in the sought-after industrial node of Spartan, this well-maintained 640m<sup>2</sup> warehouse offers an efficient and secure space ideal for light manufacturing, storage, or distribution. The unit features excellent height to the eaves, great natural lighting, and a large roller shutter door for seamless loading and offloading. With 60 amps of three-phase power, it caters to a range of operational needs within a clean, professional park setting.

The office component includes a welcoming reception area and open-plan offices, complemented by male and female ablutions and a kitchenette for staff comfort. The park offers ample parking, while its prime location ensures outstanding connectivity to the

### Features

**Zoning** Industrial

#### Interior

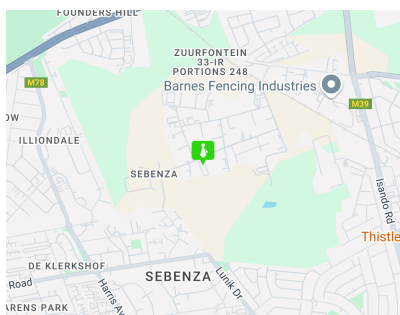
Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 63

#### Exterior

Security Yes  
Covered Parking Bays 2  
Open Parking Bays 2

#### Sizes

Floor Size 640m<sup>2</sup>  
Land Size 640m<sup>2</sup>  
Building Height 8m



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