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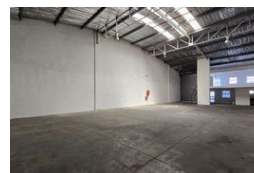
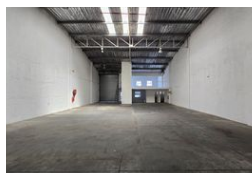
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

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

NEW



Web Ref CL14049



**R32,750 pm**

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

**Monthly Levy** R1 Excl. VAT



## Well-Maintained 460m<sup>2</sup> Warehouse in Prime Spartan Location

Situated in Spartan's busy industrial hub, this 460m<sup>2</sup> warehouse offers excellent height, natural light, and a large roller shutter door for easy loading. With 60 amps of three-phase power, it's ideal for light manufacturing, storage, or distribution.

The office area features a professional reception, open-plan workspace, kitchenette, and ablutions. Located in a secure park with ample parking, the property offers quick access to O.R. Tambo International Airport and key highways, including the N3, R21, and

## 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



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