



**Marcel Carneiro**  
 Candidate Property  
 Practitioner  
 Registered with PPRA  
 (FFC 120 075 3)  
 0846932233  
[marcel@newpointproperty.co.za](mailto:marcel@newpointproperty.co.za)

Contact Head Office

010 0354431

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

## 285m<sup>2</sup> Warehouse To Let in Spartan

NEW



Web Ref CL14101



R16,245 pm

**Gross Monthly Rental** R16,245 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



0



2

### Versatile 285m<sup>2</sup> Warehouse in Spartan Industrial Node

Lease this 285m<sup>2</sup> warehouse in a secure business park, perfectly situated in the sought-after Spartan industrial area. The unit offers excellent height to the eaves, abundant natural light, a front roller shutter door for easy access, and a 3-phase power supply –ideal for a variety of industrial operations.

The property includes functional office space across two floors, with private offices, a kitchen, and separate male and female ablutions. Ample on-site parking and proximity to O.R. Tambo International Airport and major highways (N3, R21, R24) make this

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Security Yes  
 Open Parking Bays 2

#### Sizes

Floor Size 285m<sup>2</sup>  
 Land Size 285m<sup>2</sup>  
 Building Height 6m

