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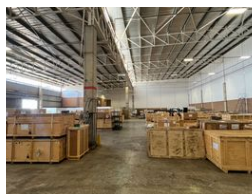
010 0354431

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

2,245m<sup>2</sup> Warehouse To Let in Clayville



Web Ref CL12649



R157,150 pm

**Gross Monthly Rental** R157,150 Excl. VAT    **Monthly Rates** R13,694.5 Excl. VAT

0    4

## Prime 2,245m<sup>2</sup> Warehouse with Office Space and Excellent R21 Access

Located in a secure industrial park just off the R21 highway, this 2,245m<sup>2</sup> warehouse offers exceptional accessibility and functionality. The property includes 150m<sup>2</sup> of office space with open-plan work areas, a reception, modern restrooms, and a fully equipped kitchen, ensuring a comfortable and productive environment for your team.

Equipped with three large roller doors, the warehouse ensures efficient loading and unloading, with excellent truck access within the park. Enjoy top-tier security and easy access to key transport routes, making this property an ideal choice for businesses

## Features

**Zoning** Industrial

### Interior

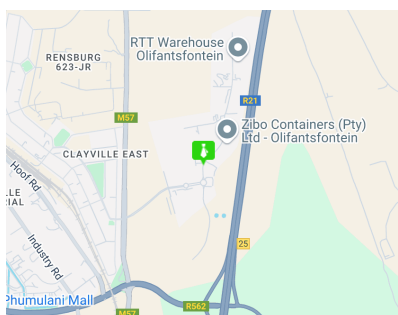
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	230

### Exterior

Security	Yes
Open Parking Bays	4

### Sizes

Floor Size	2,245m <sup>2</sup>
Land Size	40,000m <sup>2</sup>



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