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Eden Meadows Complex  
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1609

2,276m<sup>2</sup> Warehouse To Let in Clayville



Web Ref CL12860



R159,355 pm

**Gross Monthly Rental** R159,355 Excl. VAT **Monthly Rates** R13,866 Excl. VAT

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## Modern 2,276m<sup>2</sup> Warehouse with Prime R21 Access in Secure Industrial Park

Position your business for success with this 2,276m<sup>2</sup> warehouse, ideally located just off the R21 highway in a secure, well-managed industrial park. The property includes 150m<sup>2</sup> of modern office space featuring a welcoming reception area, open-plan offices, sleek bathrooms, and a fully fitted kitchen—offering a professional and comfortable workspace for your team.

The warehouse itself is built for operational efficiency, boasting three large roller shutter doors for smooth logistics and excellent truck access within the park. With high-level security, easy access to major transport routes, and a practical layout, this facility is a

## Features

**Zoning** Industrial

### Interior

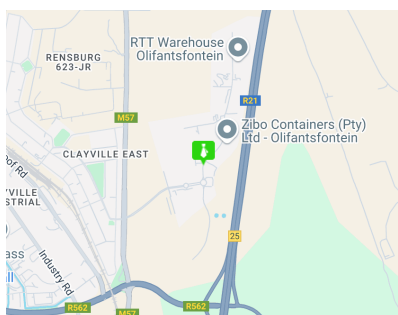
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	230

### Exterior

Security	Yes
Open Parking Bays	4

### Sizes

Floor Size	2,276m <sup>2</sup>
Land Size	40,000m <sup>2</sup>



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