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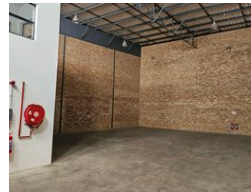
010 0354431

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

453m<sup>2</sup> Mini Factory To Let in Kya Sands



Web Ref IWC453kyatl



R30,804 pm

Gross Monthly Rental R30,804 Excl. VAT

Monthly Levy R2,265 Excl. VAT

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## Well-Located Industrial Space with Great Access & Amenities

This new and modern industrial unit is available to let in a safe and secure park, conveniently located just off Malibongwe Drive.

The property features a welcoming reception area and ample ablution facilities located on both levels, including within the warehouse. A full kitchen is provided for admin staff, along with a neat kitchenette in the warehouse area.

Well-suited for light manufacturing or warehousing, the unit offers 80 amps of three-phase power and a large roller door for easy

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes

### Sizes

Floor Size 453m<sup>2</sup>  
Land Size 453m<sup>2</sup>  
Building Height 9m



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