



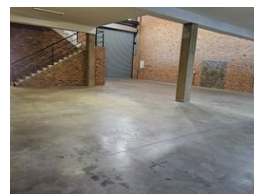
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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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1609



R30,400 pm

Gross Monthly Rental R30,400 Excl. VAT



## Modern A-Grade Industrial Unit in Secure Business Park

Position your business in this sleek, modern industrial warehouse located in a secure A-grade park with 24-hour security. The unit boasts stylish office space with a professional reception area that creates a strong first impression, ideal for client-facing businesses.

The warehouse features a large roller shutter door for easy access, a spacious factory floor powered by three-phase electricity, and a versatile mezzanine for extra storage or office space. With ample onsite parking, this property offers both functionality and

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m²  
Power 3 Phase Yes  
Power Amps 63

### Exterior

Security Yes

### Sizes

Floor Size 417m²  
Land Size 417m²  
Building Height 8m

