



**Martin Montgomery**

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

880m<sup>2</sup> Warehouse To Let in North Riding AH



Web Ref CL12965



R70,400 pm

**Gross Monthly Rental** R70,400 Excl. VAT  
**Monthly Rates** R10 Excl. VAT

**Monthly Levy** R10 Excl. VAT



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## Versatile 880m<sup>2</sup> Warehouse with Showroom in Sought-After Northlands Deco Park

Position your business in one of North Riding's premier industrial nodes with this 880m<sup>2</sup> facility in Northlands Deco Park. Featuring a 550m<sup>2</sup> high-volume warehouse and 250m<sup>2</sup> of modern showroom or office space, this unit offers the ideal blend of functionality and presentation. The warehouse includes excellent height to eaves, perfect for racking and storage, and a large on-grade roller shutter door for efficient access and logistics.

The contemporary showroom space is ideal for client interaction and product display, while the professional office layout enhances productivity. With reliable three-phase power and easy access to major highways and transport routes, this secure, well-

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	6

### Sizes

Floor Size	880m <sup>2</sup>
Land Size	50,000m <sup>2</sup>
Building Height	10m

