



**Martin Montgomery**

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

286m<sup>2</sup> Warehouse To Let in North Riding



Web Ref CL12469



R22,880 pm

Gross Monthly Rental R22,880 Excl. VAT

Monthly Levy R414.4 Excl. VAT



0



6

## Premium 286m<sup>2</sup> Certified Warehouse in Secure Northlands Business Park

This immaculate 286m<sup>2</sup> warehouse, situated in the sought-after Northlands Business Park, is perfect for businesses requiring medical or food-grade certification. Designed for efficiency, it features smooth epoxy floors, a high roller shutter door for easy access, ample natural light, and generous eave height. The warehouse is equipped with a reliable three-phase power supply, while the office area includes a kitchenette, restrooms with showers, and an upper-level open-plan office overlooking the warehouse floor with additional restroom facilities.

Ideal for medical, food, or hygiene-sensitive industries, this pristine unit offers a clean and highly functional workspace. Its well-maintained interiors, strategic layout, and practical amenities ensure smooth operations for a variety of businesses. Securely

## Features

### Building Name Zoning

Angus Minis  
Industrial

### Interior

Air Conditioning  
Power 3 Phase  
Power Amps

Yes  
Yes  
100

### Exterior

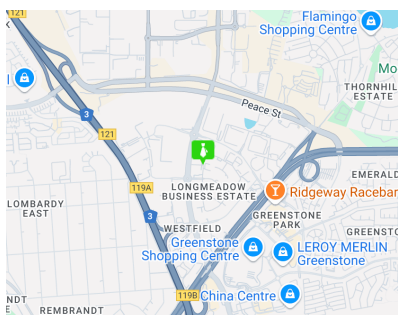
Security  
Open Parking Bays

Yes  
6

### Sizes

Floor Size  
Land Size

286m<sup>2</sup>  
10,000m<sup>2</sup>



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