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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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NEW



Web Ref CL12964



R183,925 pm

Gross Monthly Rental R183,925 Excl. VAT

18 6

### Prime 2,348m<sup>2</sup> A-Grade Facility in North Riding – Showroom, Office & High-Spec Warehouse

Step into a turnkey industrial solution in the heart of North Riding with this 2,348m<sup>2</sup> A-grade warehouse and office facility on a 3,500m<sup>2</sup> stand. The office space is thoughtfully laid out, featuring a welcoming ground-floor showroom, training and archive rooms, and modern open-plan areas with kitchenettes and restrooms. Upstairs includes additional offices, a boardroom, and staff amenities—ideal for a full-scale business operation under one roof.

The 1,736m<sup>2</sup> warehouse is designed for performance, offering epoxy floors, high ceilings, natural lighting, and 250 amps of 3-phase power. With three large roller shutter doors—two dock levelers and one drive-in—and full super link access, the site ensures

### Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

**Exterior**

Covered Parking Bays	18
Open Parking Bays	6

**Sizes**

Floor Size	2,348m <sup>2</sup>
Land Size	3,800m <sup>2</sup>
Building Height	10m

