



Martin Montgomery

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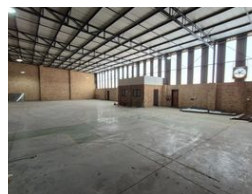
010 0354431

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

963m² Warehouse To Let in North Riding



Web Ref CL13073



R75,114 pm

Gross Monthly Rental R75,114 Excl. VAT

Monthly Levy R3,507 Excl. VAT

25 15

963m² Prime Industrial Facility in Secure Business Park

Unlock flexibility and value with this 963m² industrial property, ideal for growing businesses. The 719m² warehouse features two on-grade roller shutter doors, 100 amps of three-phase power, and ample space for efficient operations. Available to let at R75,114/month (plus VAT), with a park levy and utility management fee, this is a cost-effective option in a prime location.

The 244m² double-storey office component provides a professional space for admin and management teams. Situated in a secure, access-controlled park with 24-hour security, this facility is also for sale at R9,148,500 (plus VAT)—offering excellent value for both

Features

Zoning Industrial

Interior

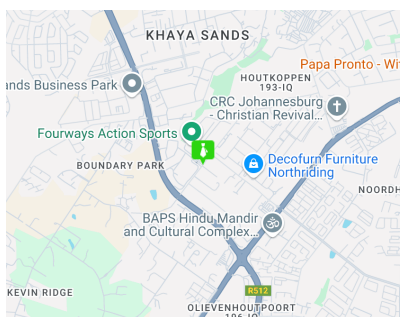
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

Exterior

Security	Yes
Covered Parking Bays	25
Open Parking Bays	15

Sizes

Floor Size	963m ²
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