



**Martin Montgomery**

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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

2,348m<sup>2</sup> Warehouse To Let in North Riding



Web Ref CL13193



R183,925 pm

Gross Monthly Rental R183,925 Excl. VAT

 18  6

## Turnkey 2,348m<sup>2</sup> A-Grade Warehouse & Office in Prime North Riding

Unlock efficiency and convenience with this fully equipped 2,348m<sup>2</sup> industrial facility in the heart of North Riding. Set on a 3,500m<sup>2</sup> stand, the A-grade offices feature a welcoming ground-floor showroom, training and archive rooms, modern open-plan workspaces, and well-appointed kitchenettes and restrooms. The upper level offers more office space, a boardroom, and dedicated staff amenities—ideal for a professional and functional business environment.

The 1,736m<sup>2</sup> warehouse delivers high performance with epoxy flooring, excellent height, natural light, and 250 amps of 3-phase power. Three large roller shutter doors—two with dock levelers and one drive-in—along with super link access ensure smooth

## Features

**Zoning** Industrial

### Interior

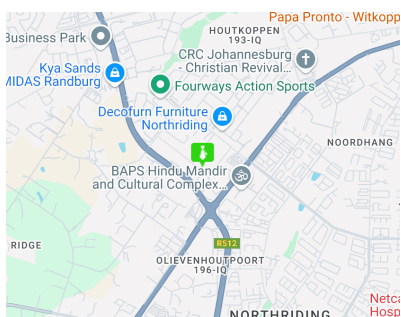
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### 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



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