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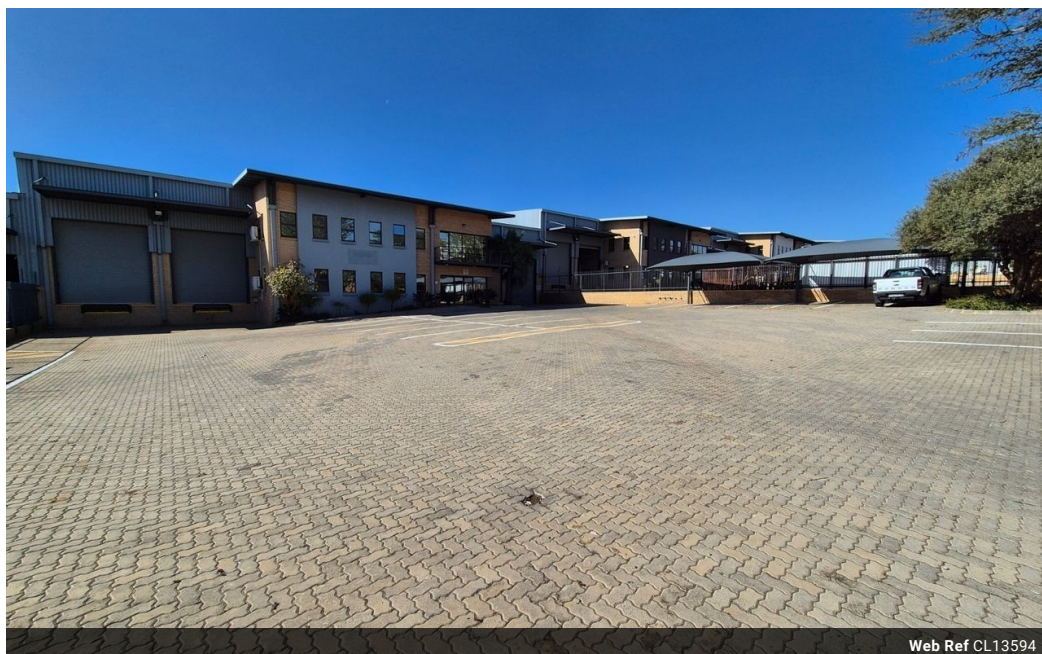
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Contact Head Office

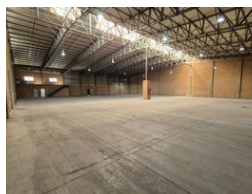
010 0354431

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

2,358m<sup>2</sup> Warehouse To Let in North Riding



Web Ref CL13594



R183,924 pm

**Gross Monthly Rental** R183,924 Excl. VAT    **Monthly Rates** R2,653 Excl. VAT

8    12

## High-Spec Warehouse with Prime Offices & Showroom in North Riding

Elevate your operations with this premium 2,358m<sup>2</sup> industrial property on a 3,500m<sup>2</sup> stand in the thriving North Riding node. The property features a sophisticated two-storey office component, including a spacious showroom, boardroom, training room, multiple offices, archive room, and well-fitted kitchenettes and restrooms—tailored for businesses that require a polished corporate front with functional workspace.

The 1,736m<sup>2</sup> warehouse is designed for maximum efficiency, boasting smooth epoxy flooring, great height, abundant natural light, and 150 amps of three-phase power. With three large roller shutter doors—two with dock levelers and one on-grade—plus super-link truck access and 18 shaded parking bays, the facility ensures seamless operations. Secure this standout opportunity today—

## Features

**Zoning** Industrial

### Interior

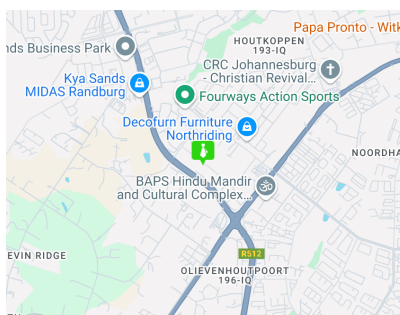
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Covered Parking Bays	8
Open Parking Bays	12

### Sizes

Floor Size	2,358m <sup>2</sup>
Land Size	3,658m <sup>2</sup>



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