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

435m<sup>2</sup> Warehouse To Let in Cosmo Business Park

NEW



Web Ref IWC435CBPTL



R28,275 pm

Gross Monthly Rental R28,275 Excl. VAT

Monthly Levy R522 Excl. VAT



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## Modern, Safe & Secure Industrial Unit To Let – Cosmo Business Park

This modern industrial unit is located in the highly sought-after and secure Cosmo Business Park. The property offers a functional layout and excellent features, making it ideal for a variety of industrial or light manufacturing operations.

Key features include:

A decent-sized sliding door for easy access and loading

Good height to the eaves, allowing for efficient vertical storage

Abundant natural lighting throughout the unit

A welcoming reception area and main office space

A mezzanine level above the offices, ideal for storage or additional office use

Equipped with 80 amps of three-phase power

This is a clean, well-maintained, and professional space perfect for businesses looking to operate from a safe and established

## Features

**Zoning** Industrial

### Interior

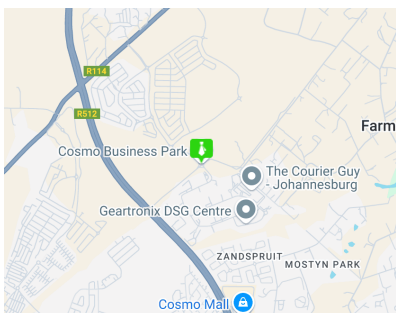
Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes  
Open Parking Bays 4

### Sizes

Floor Size 435m<sup>2</sup>  
Land Size 435m<sup>2</sup>  
Building Height 7m



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