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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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## 866m<sup>2</sup> Warehouse To Let in Longlake



Web Ref TL866LLMN

R75,342 pm

**Gross Monthly Rental** R75,342 Excl. VAT  
**Monthly Rates** R11,595 Excl. VAT

**Monthly Levy** R12,124 Excl. VAT



## 866m<sup>2</sup> industrial Warehouse Unit To Let In Longlake

This prime 866m<sup>2</sup> industrial warehouse unit is available to let in the rapidly growing and strategically located Longlake industrial node, ideally positioned between Sandton and the East Rand. Designed with functionality and efficiency in mind, this unit offers an impressive 701m<sup>2</sup> of open-plan warehouse space, supported by 123m<sup>2</sup> of modern office space. The warehouse boasts two large on-grade roller shutter doors, facilitating excellent flow of goods and seamless access for trucks, including interlinks and larger delivery vehicles. The dual roller door configuration allows for flexible operational setups, such as simultaneous loading/unloading or separate dispatch and receiving areas. The warehouse floor is constructed with durable concrete suitable for heavy-duty

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

#### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	6

#### Sizes

Floor Size	866m <sup>2</sup>
Land Size	10,000m <sup>2</sup>
Building Height	10m

#### Extras

24 Hour Access Air Conditioning Unit

