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

NEW



Web Ref Tv2186FS



R23,000,000

Monthly Levy R4,601 Excl. VAT

Monthly Rates R16,623 Excl. VAT

18 10

Investment property for sale in Linbro park

A-grade industrial property available to rent, boasting prime highway exposure and excellent infrastructure. This free-standing facility is situated within a secure business park with 24-hour security and controlled access. With a total GLA of 2,187m² on a 4,828m² erf, the site offers a large, paved yard ideal for truck access and turning. The warehouse features great internal height, natural lighting, and 150 amps of 3-phase power, with a large roller shutter door for efficient loading. The property also offers strong investment appeal with a lease in place from 1 December 2024 to 30 November 2028, generating a monthly rental income of R207,224.

The office space is exceptionally neat and modern, offering a professional environment for administrative operations. There are 18

Features

Zoning Industrial

Interior

Power 3 Phase	Yes
Power Amps	150

Exterior

Security	Yes
Covered Parking Bays	18
Open Parking Bays	10

Sizes

Floor Size	2,186m ²
Land Size	4,828m ²