



**Tyrone Varga**

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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

### FEATURED



Web Ref CL12873



**R1,020,864 pm**

**Gross Monthly Rental** R1,020,864 Excl. VAT

20 50

Safe and secure warehouse To Let inside Longmeadow business estate with highway exposure.

Take your operations to the next level with this expansive industrial facility at 25 Nguni Drive, Longmeadow Business Estate. Offering a massive 10,676m² warehouse with 13-meter eave heights, multiple roller shutter doors with dock levelers, and an 800-amp three-phase power supply, this property is built for heavy-duty logistics, manufacturing, or warehousing. Its direct visibility along the N3 Highway ensures unmatched brand exposure, with seamless access to major routes connecting Sandton, the Johannesburg CBD, and the East Rand.

Complementing the warehouse is a 1,604m² A-grade office space over two levels, perfect for a corporate HQ or operational support. The estate features secure access control, ample parking, and a professionally maintained environment. Ideal for a single

### Features

**Zoning** Industrial

#### Interior

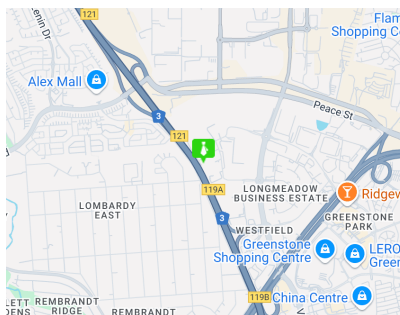
Power 3 Phase	Yes
Power Amps	800

#### Exterior

Security	Yes
Covered Parking Bays	20
Open Parking Bays	50

#### Sizes

Floor Size	13,088m²
Land Size	18,000m²



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