



## Tyrone Varga

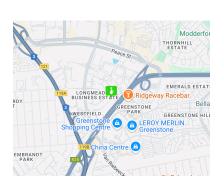
Principal Property Practitioner Registered with PPRA (FFC 114 321 7) 072 869 3246

tyrone@newpointproperty.co.za

Contact Head Office

## 010 0354431

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











R37,060 pm

Gross Monthly Rental R37,060 Excl. VAT





## Showroom/Warehouse with main road exposure To Let in Longmeadow

This versatile showroom or warehouse is available To Let and offers excellent main road exposure with ample parking for both staff and visitors. Ideally positioned just off Modderfontein Road and only moments from the N3 highway, the property ensures outstanding accessibility and visibility for any business. The double-volume space features great internal height, abundant natural lighting, and is equipped with 3-phase power, making it suitable for a wide range of operations including retail, distribution, or light industrial use. The property also benefits from 24-hour security, providing peace of mind for tenants and their operations.

Inside, the layout is practical and well-designed. There are two large offices upstairs that overlook the main floor-ideal for the layout is practical and well-designed. There are two large offices upstairs that overlook the main floor-ideal for the layout is practical and well-designed. There are two large offices upstairs that overlook the main floor-ideal for the layout is practical and well-designed. There are two large offices upstairs that overlook the main floor-ideal for the layout is practical and well-designed. There are two large offices upstairs that overlook the main floor-ideal for the layout is practical and well-designed in the layout is practical and the layout is practically also be also b

## **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	436m²
Power Amps	100	Open Parking Bays	25	Land Size	2,000m <sup>2</sup>