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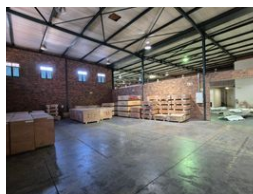
010 0354431

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

2,168m² Warehouse To Let in Linbro Park



Web Ref CL11046



R169,104 pm

Gross Monthly Rental R169,104 Excl. VAT
Monthly Rates R24,520.1 Excl. VAT
Monthly Levy R22,764 Excl. VAT

40 10

2 168sqm Neat Warehouse/Office To Let with highway exposure in Linbro Park

Located in a secure office park within Linbro Business Park, this property provides enhanced security and comfort. The 1,067m² warehouse features good height, natural lighting, and 250 amps of 3-phase power, making it ideal for various industrial needs. Access is streamlined with two large roller doors, and a small paved yard offers convenient truck loading.

The office space, spanning 1,100m², is impeccably maintained and includes multiple boardrooms, open-plan areas, single offices, and an optional showroom. The property offers ample ablutions for warehouse staff and undercover parking for both staff and visitors. Conveniently situated just off the N3, it provides excellent exposure to the highway, boosting your business's visibility and

Features

Zoning Industrial

Interior

Power 3 Phase	Yes
Power Amps	250

Exterior

Security	Yes
Covered Parking Bays	30
Basement Parkings	10
Open Parking Bays	10

Sizes

Floor Size	2,168m²
Land Size	10,000m²

