



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

1,221m<sup>2</sup> Warehouse To Let in Linbro Park



Web Ref CL11381



R122,100 pm

Gross Monthly Rental R122,100 Excl. VAT



1 221m<sup>2</sup> Very secure AAA-Grade Warehouse inside Linbro Business Park, Sandton

Step into this outstanding AAA-grade mini unit, located in the prestigious Linbro Business Park, celebrated for its exceptional security and thriving business ecosystem. The unit is situated on a spacious paved stand, designed for effortless navigation of large trucks such as inter-links and super-links, making logistics and transportation seamless. The warehouse is easily accessible through a large roller door, ensuring smooth loading and unloading operations. Inside, the office component is thoughtfully designed with a welcoming reception area, a versatile ground floor open-plan office or showroom ideal for product displays, and an upstairs open-plan office with panoramic views of the warehouse, providing a harmonious blend of administrative and operational functionality.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

### Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	10

### Sizes

Floor Size	1,221m <sup>2</sup>
Land Size	10,000m <sup>2</sup>

